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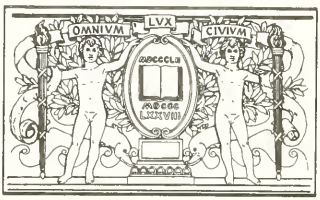

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MIDTOWN CULTURAL DISTRICT STUDY

Boston, MA

Boston Redevelopment Authority
Skidmore, Owings, & Merrill

1987

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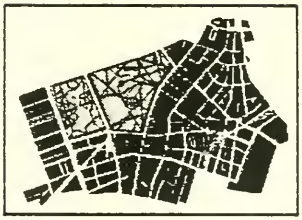

ZONING AND MASSING PARAMETERS

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23B. 9:00 AM	March 21	Potential Conditions
24A. NOON	March 21	Existing Conditions
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29A. 9:00 AM	September 21	Existing Conditions
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32A. 9:00 AM	December 21	Existing Conditions
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33A. NOON	December 21	Existing Conditions
33B. NOON	December 21	Potential Conditions
34A. 3:00 PM	December 21	Existing Conditions
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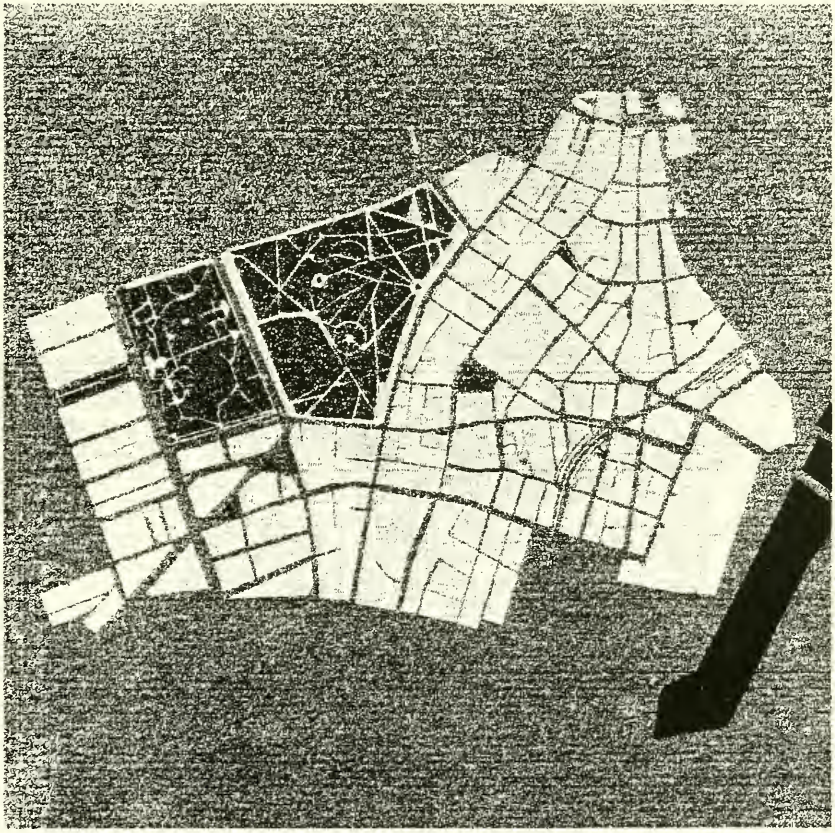
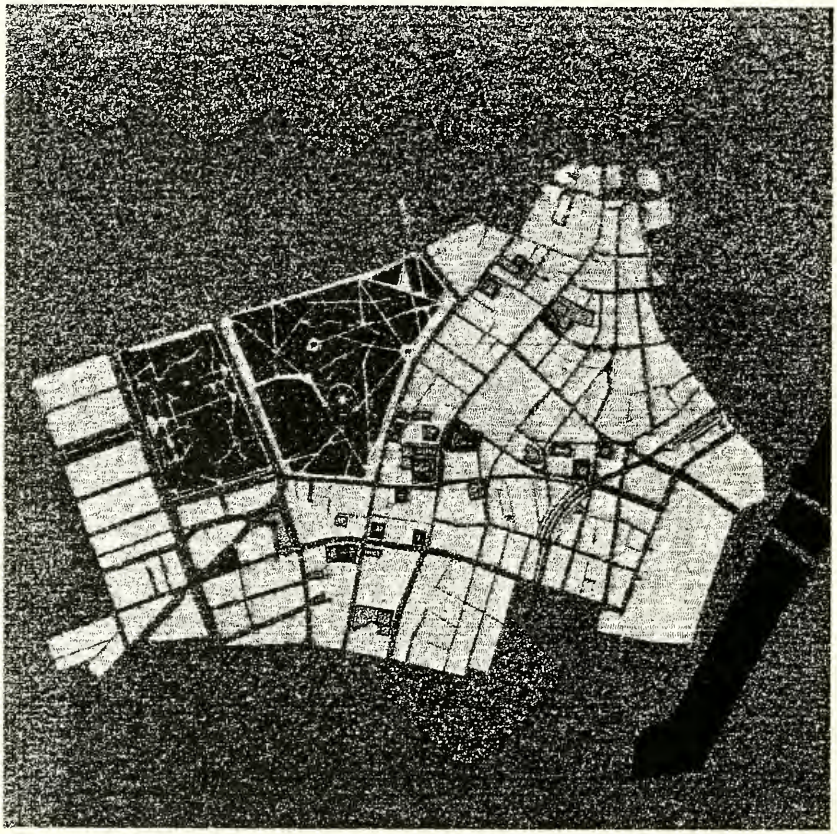


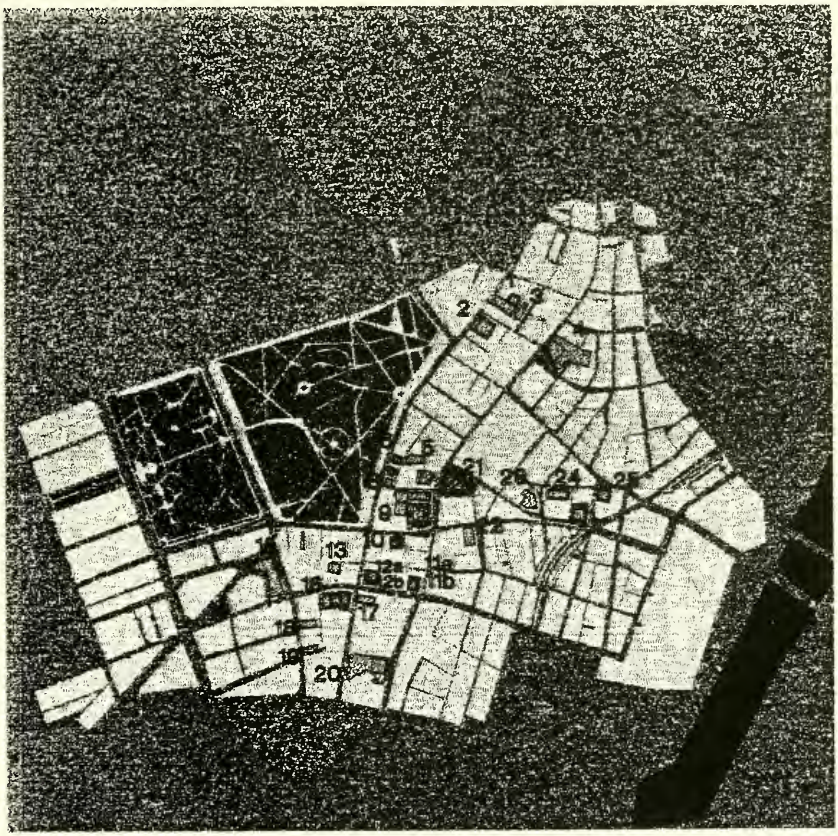
FIGURE GROUND PLAN

VIEW ANALYSIS



PLAN PROPOSED TOWERS

VIEW ANALYSIS

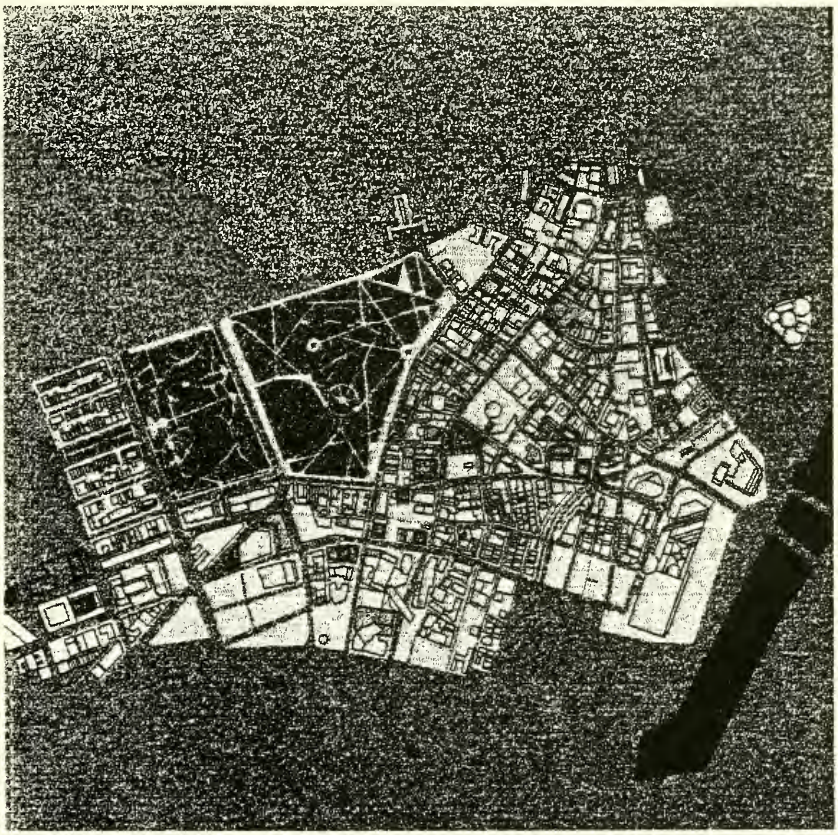


BUILDING HEIGHT KEY PLAN

VIEW ANALYSIS

BUILDING PROGRAM AND HEIGHTS

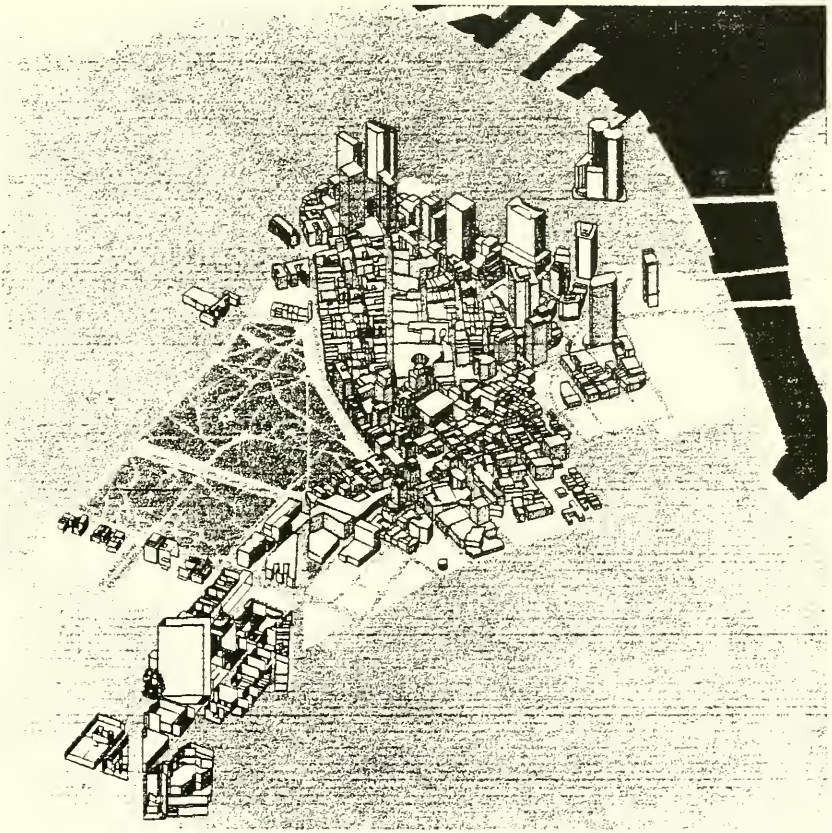
NUMBER	LOCATION	PRINCIPLE USE	HEIGHT
1	Tremont Temple / 90 Tremont	office	200'/ 155'
2	110-120 Tremont St.	office	155'
3	Province Street Garage	office	155'
4	Woolworth's Development	office/residential	155'/300'
5	Keith Block	office/residential	350'/155'
6	Parkside East	residential	155'
7	Parkside West	residential	155'
8	Parkside at Mason	residential	125'
9	Commonwealth Center	office/residential	375'/230'
10	Hinge Block (Boylston St.)	residential	155'
11a	Hinge Block (Washington St.)	residential	110'
11b	Hinge Block (Washington St.)	residential	150'
12a	Hinge Block (Stuart & Tremont)	residential	155'
12b	Hinge Block (Stuart & Tremont)	residential	230'
13	Gary Theater Lot	office	155'
14	146 Boylston St.	office	125'
15	Park Square	office/residential	155'
16	Sawyer Block (Parcel C-4)	office/hotel	325'
17	Parcel P-7	office	135'
18	Edison Parking Lot	residential	65'
19	Parcel C-2	office/residential	65'
20	Parcel P-12	residential	250'
21	Hayward Place	office	325'
22	35-45 Essex St.	office	155'
23	67 Kingston St.	office	155'
24	Kingston-Bedford Garage	hotel/office	400'/250'
25	125 Summer St.	office	300'



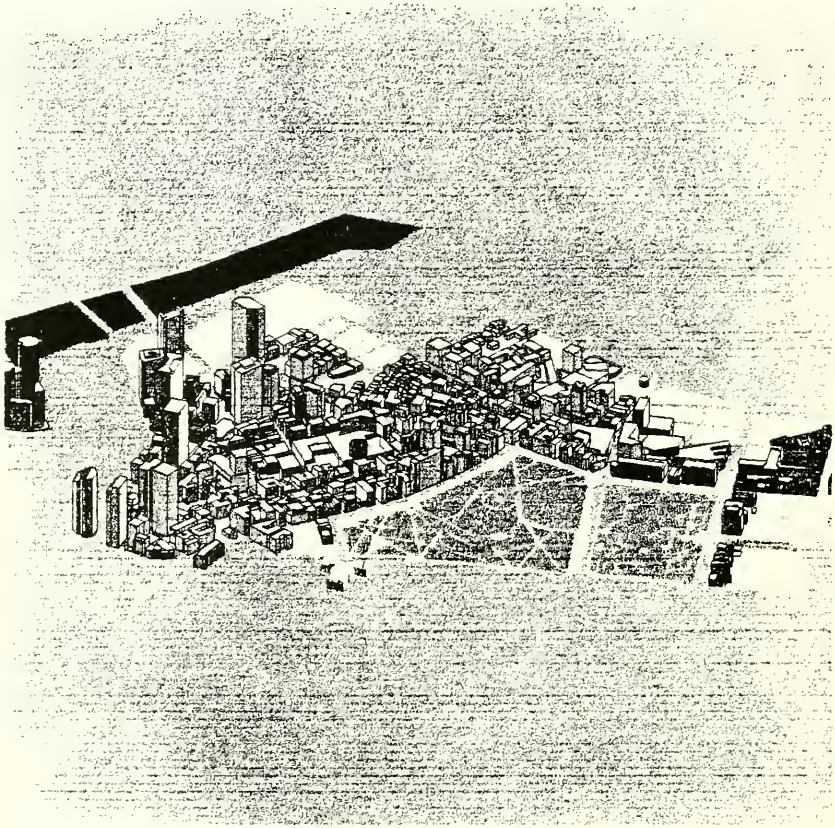
PLAN SCHEME IN EXISTING CONTEXT

VIEW ANALYSIS

SKYLINE COMPOSITION FROM THE WEST

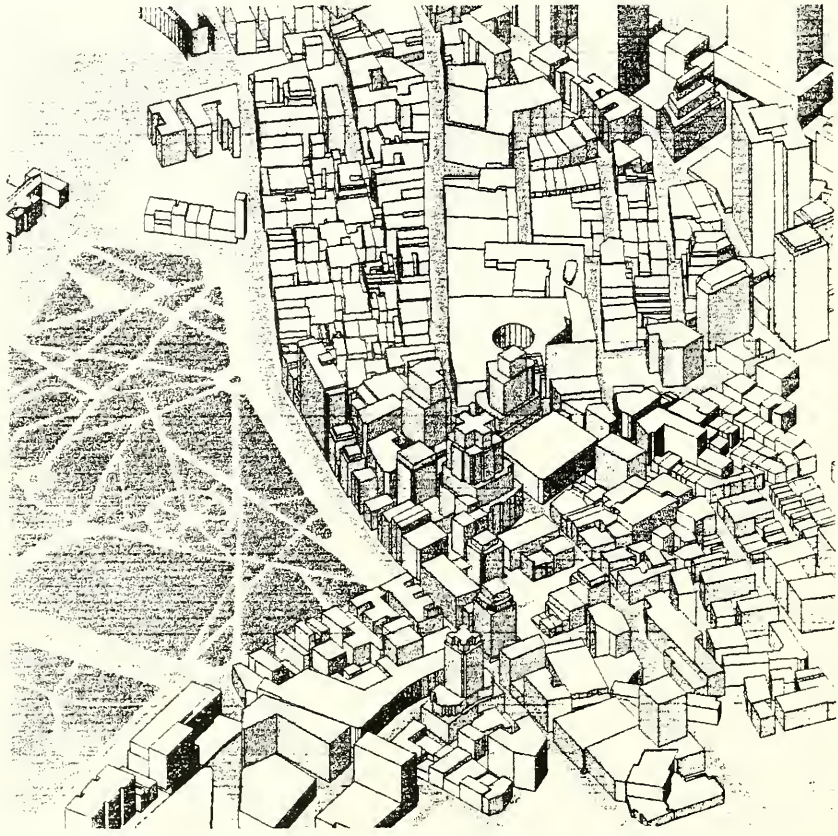


VIEW ANALYSIS



VIEW ANALYSIS

VIEW ANALYSIS



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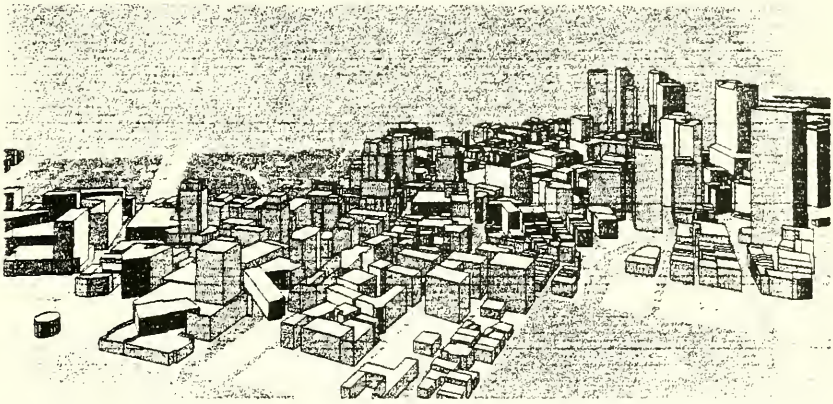
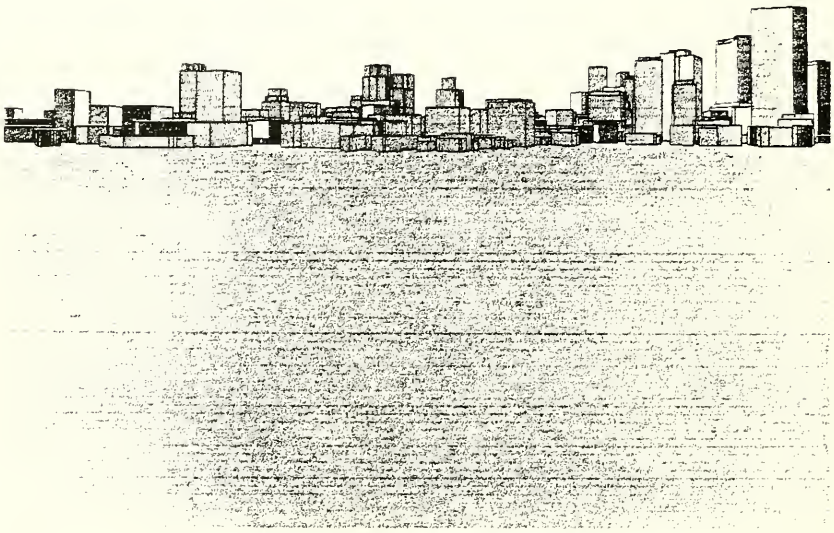


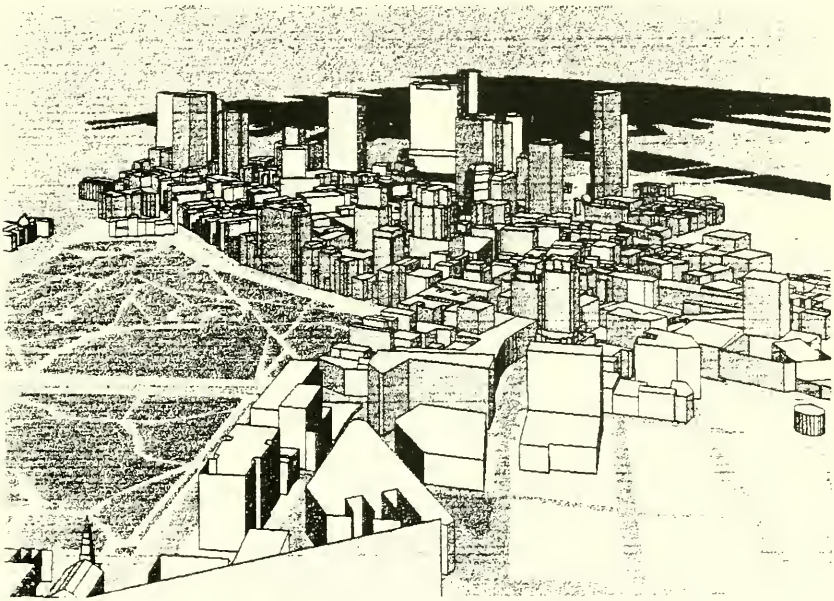
AERIAL VIEW FROM ABOVE I 93

VIEW ANALYSIS

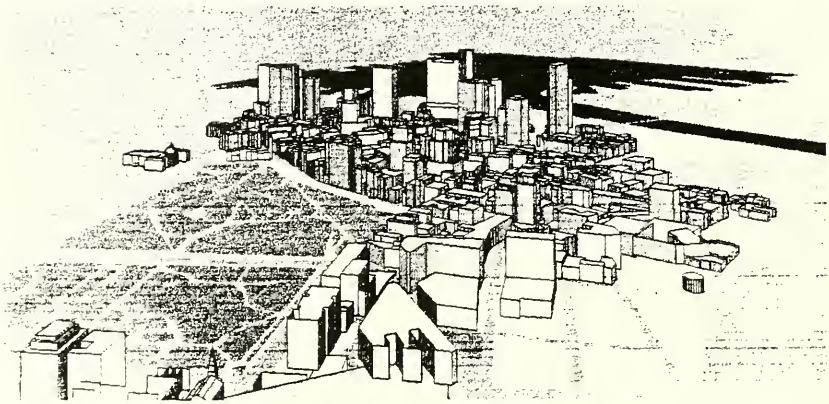


VIEW LOOKING NORTH FROM I 93

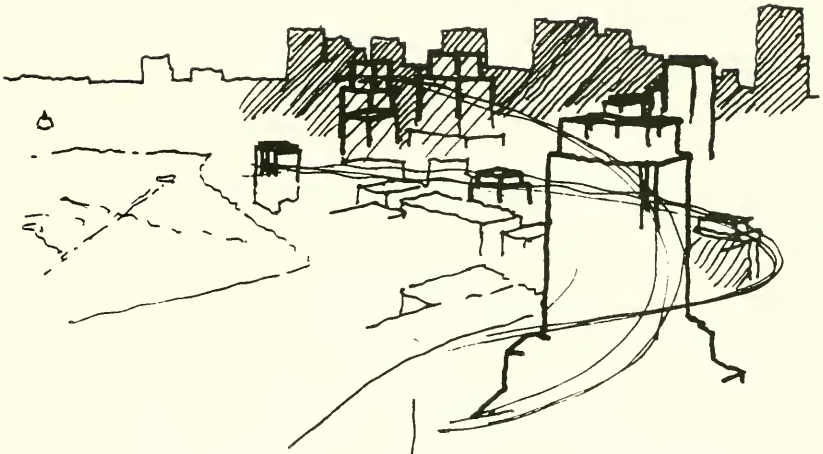
VIEW ANALYSIS



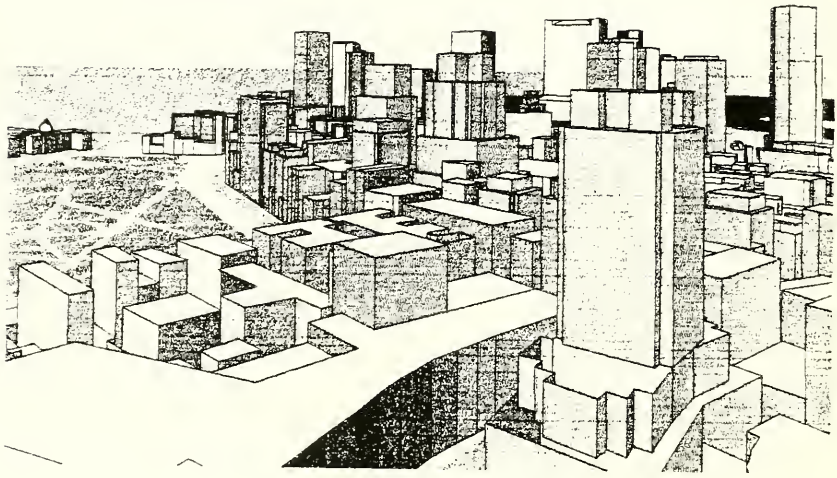
AERIAL VIEW FROM COPLEY SQUARE



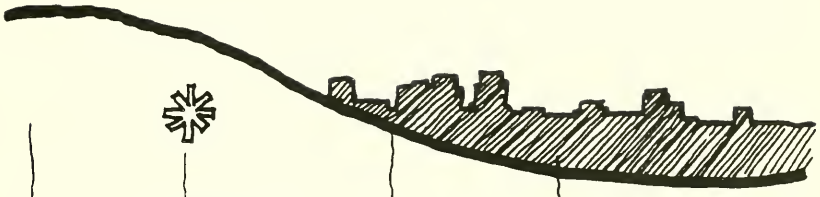
VIEW FROM COPLEY SQUARE



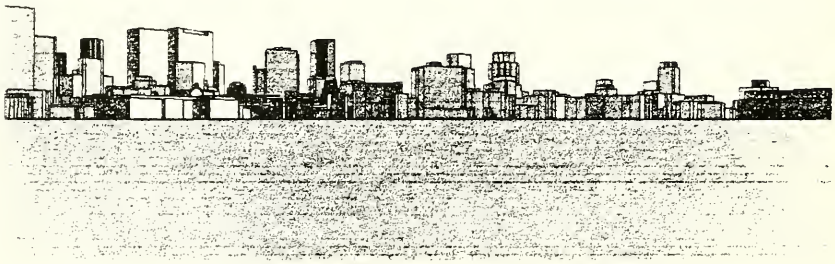
a layering of towers in height and massing from the Common to the taller elements along Washington St.



AERIAL VIEW FROM PARK PLAZA HOTEL



- existing skyline drops off dramatically from the 40-50 story range to a 5-8 story range in the Midtown Area then back up again around Copley Square.



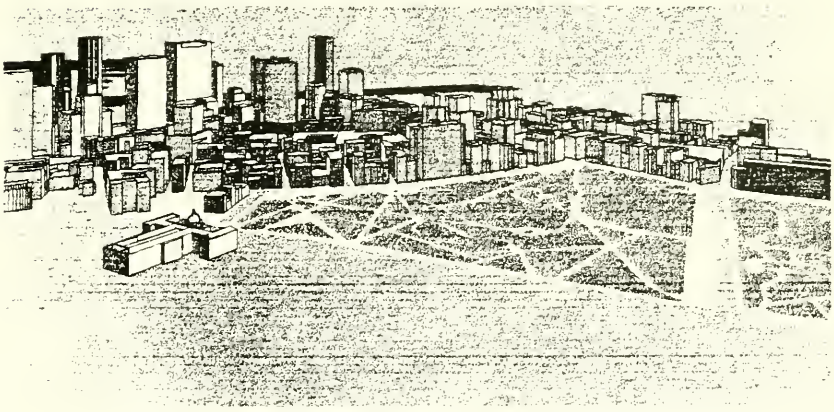
VIEW FROM CHARLES MGH T STOP

VIEW ANALYSIS

- tower heights and locations suggest a sense of dual centers in the district.

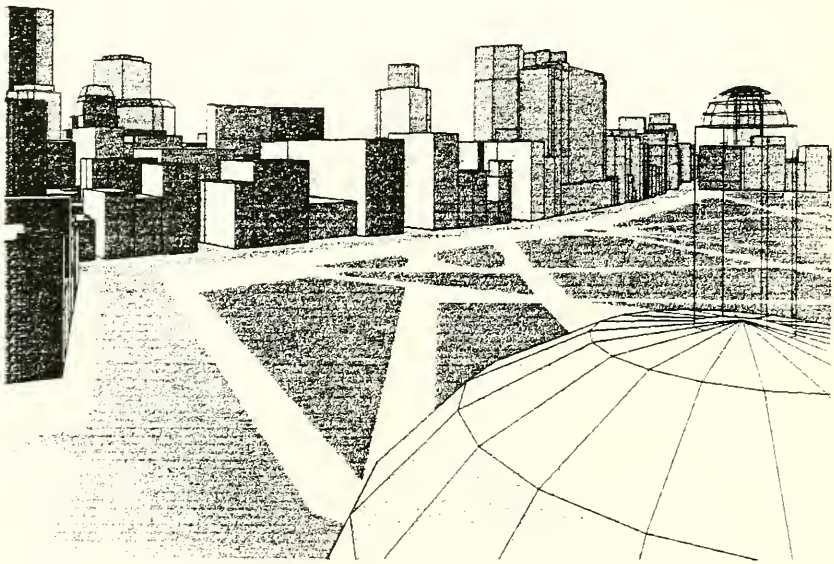
VIEW FROM CAMBRIDGE CENTER

VIEW ANALYSIS

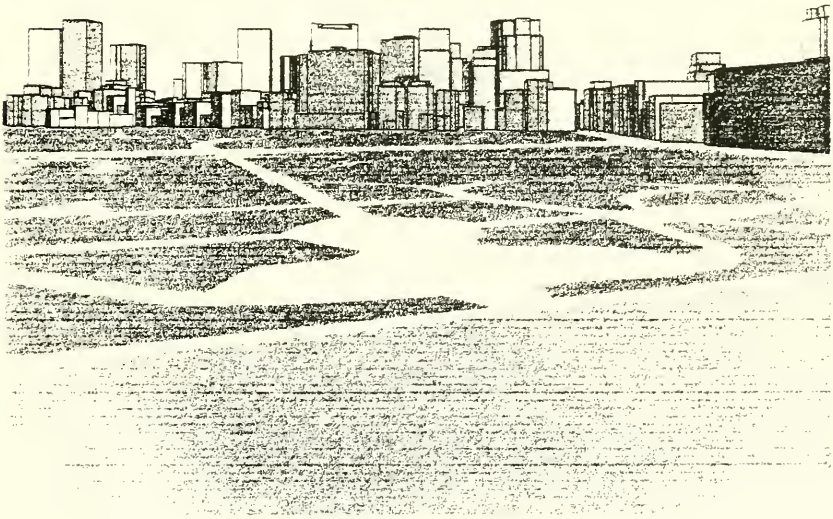


AERIAL VIEW FROM ABOVE LONGFELLOW BRIDGE

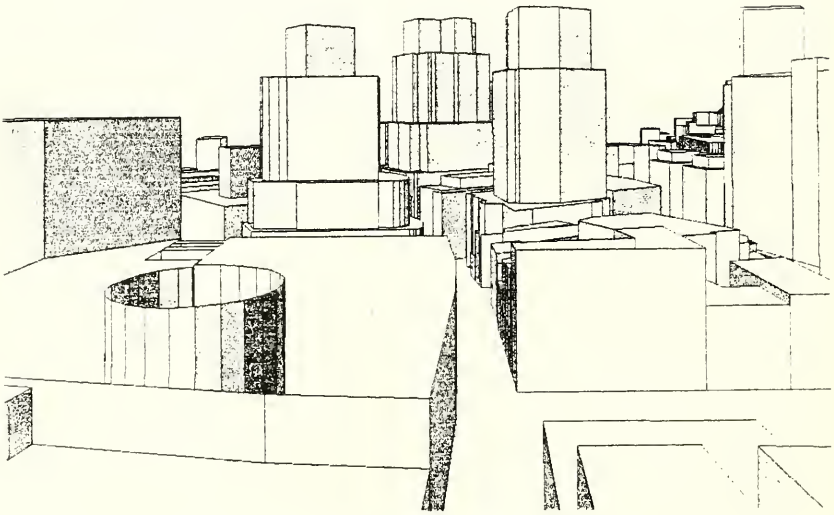
VIEW ANALYSIS



VIEW FROM STATE HOUSE

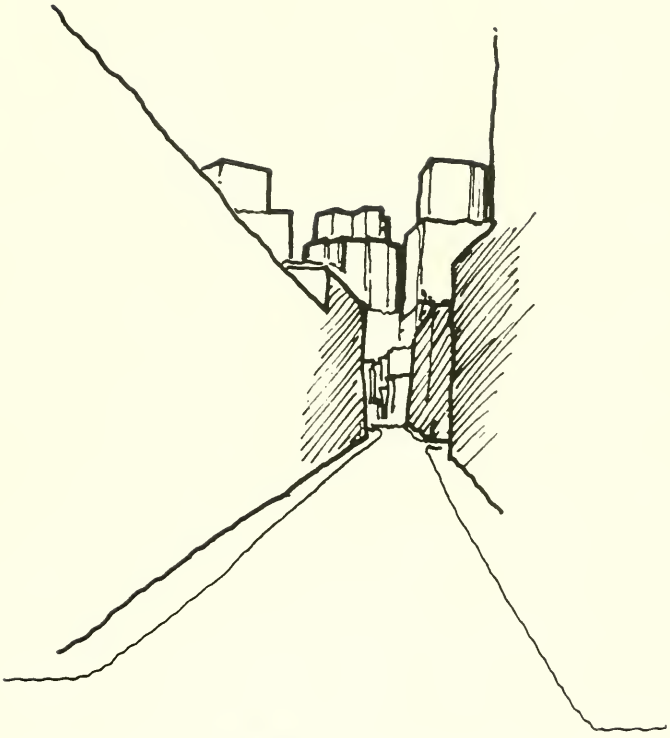


VIEW FROM COMMONWEALTH AVENUE

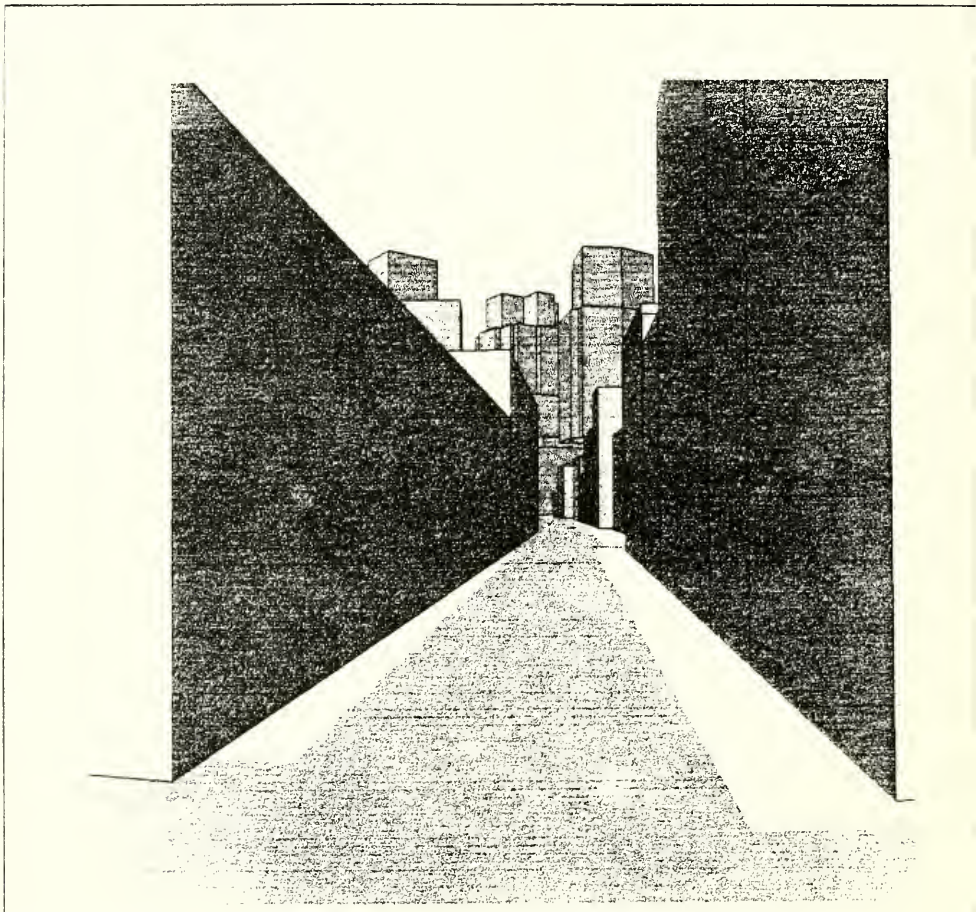


VIEW LOOKING SOUTH FROM AVENUE DE LAFAYETTE

VIEW ANALYSIS

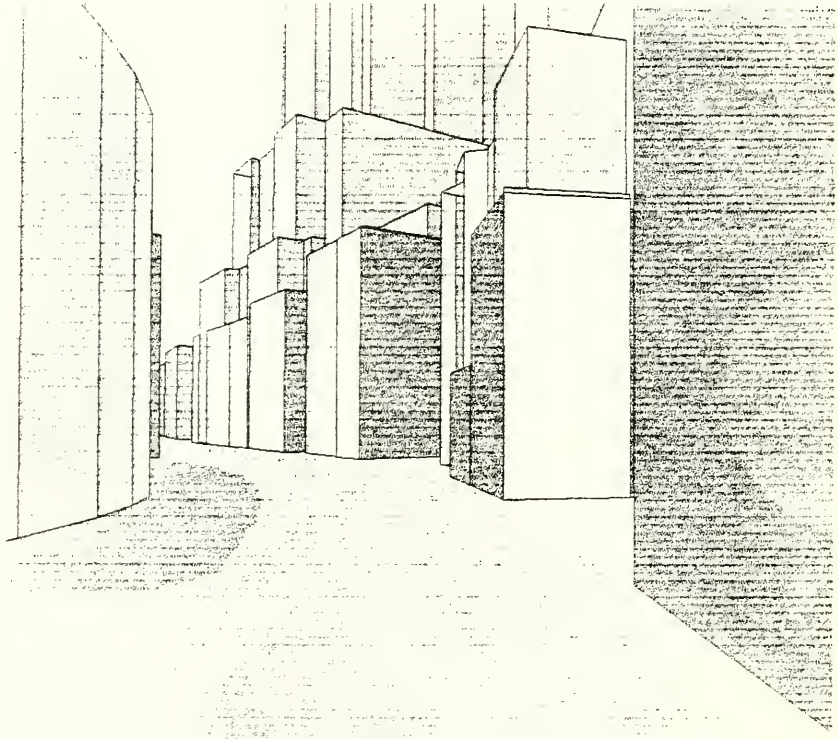


· tower on Commonwealth Center parcel becomes a focal point from Washington St. pedestrian corridor framed by towers on Keith and Hayward Place parcels.



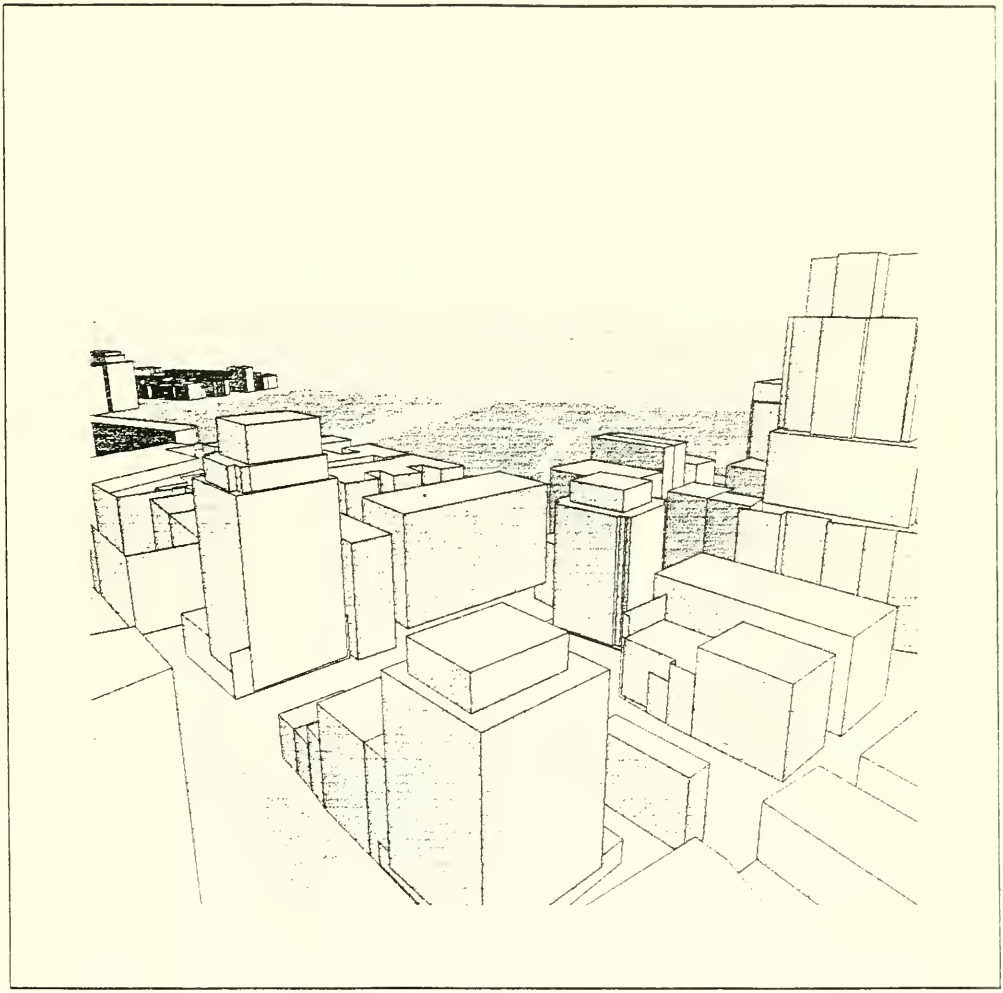
VIEW LOOKING SOUTH FROM DOWNTOWN CROSSING

- new development to maintain existing streetline cornice heights before tower setback begins.

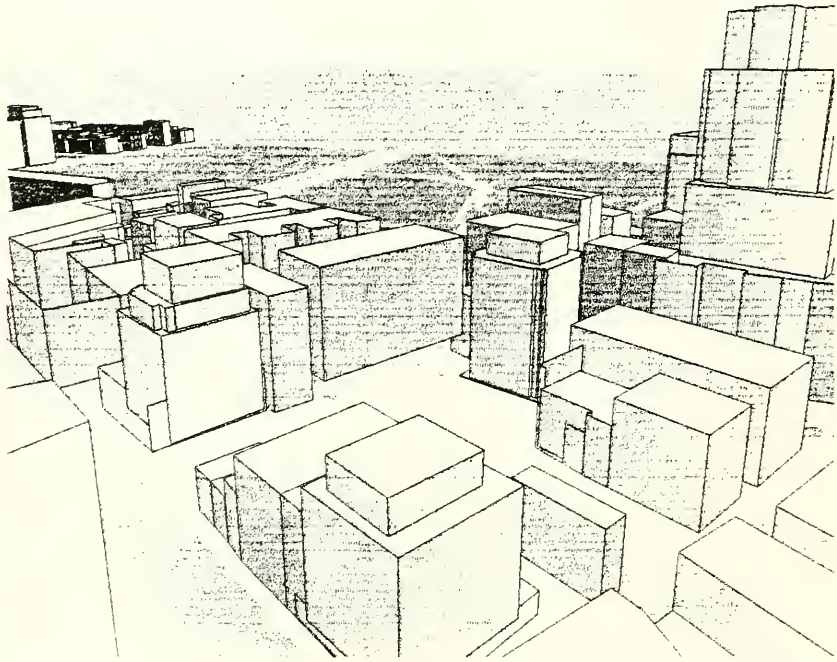


VIEW LOOKING SOUTH FROM AVENUE DE LAFAYETTE

VIEW ANALYSIS

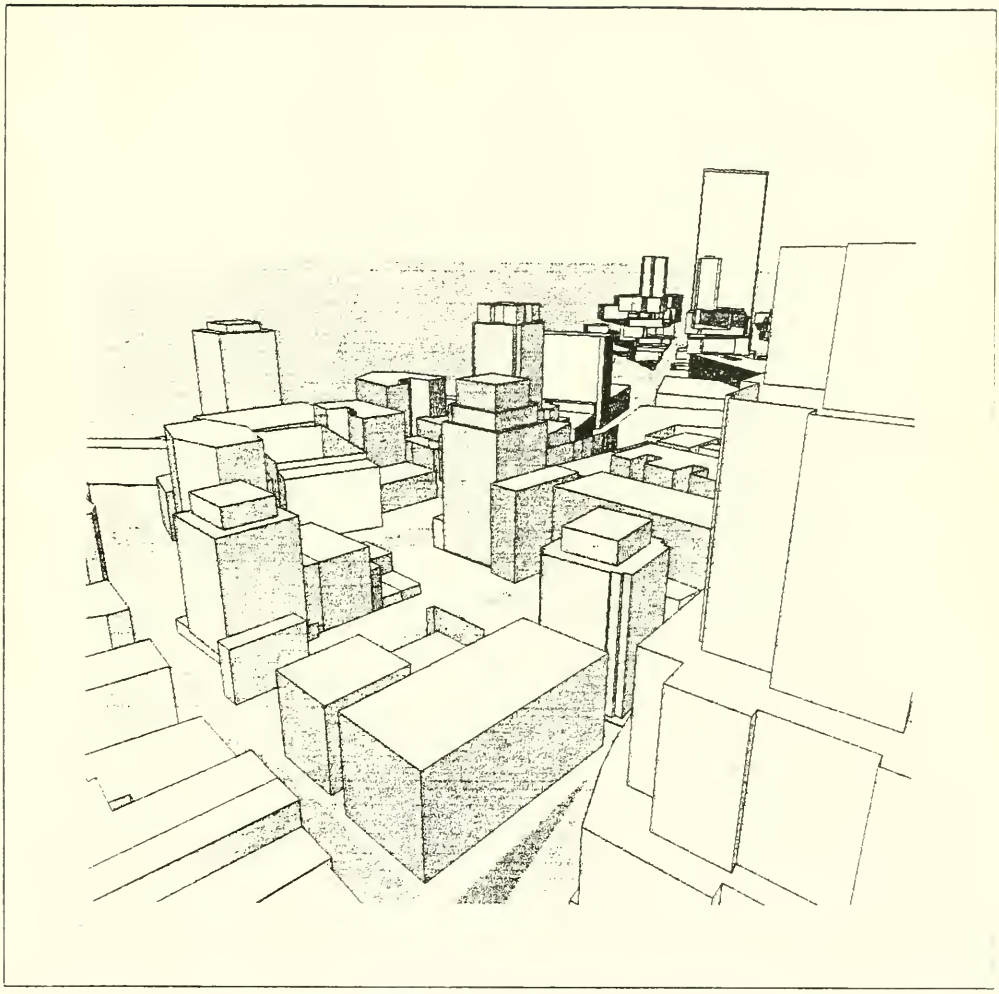


VIEW INTO THE HINGE BLOCK

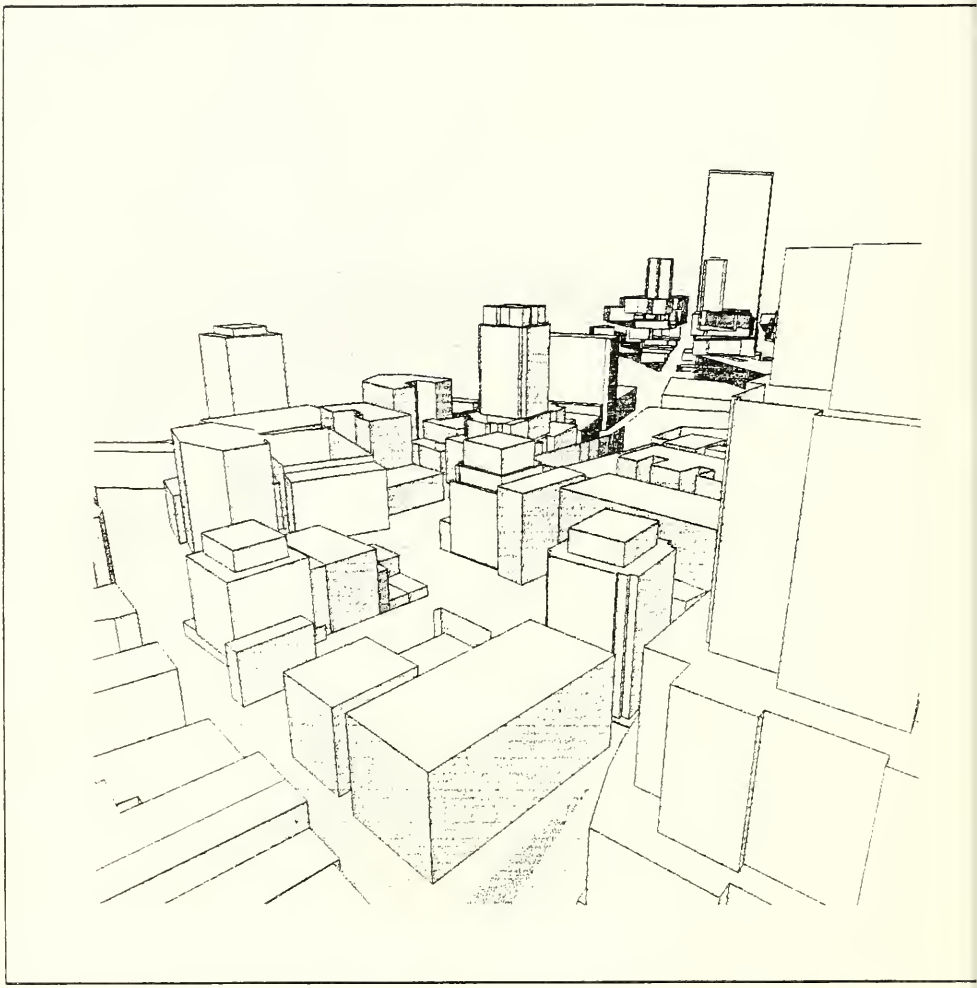


VIEW LOOKING SOUTH OVER THE HINGE BLOCK

VIEW ANALYSIS

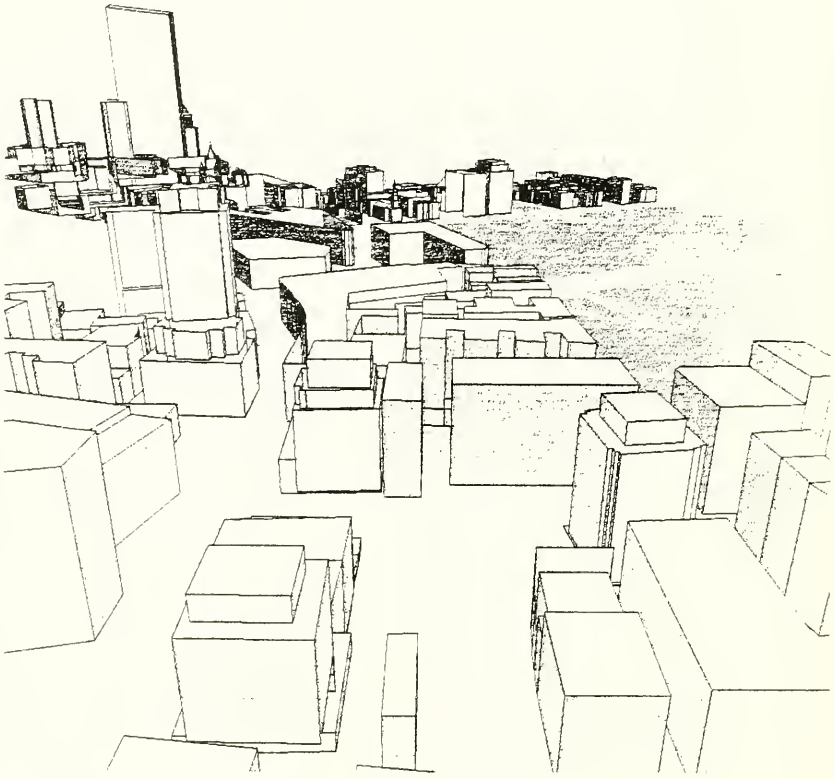


VIEW LOOKING SOUTH OVER THE HINGE BLOCK



VIEW LOOKING SOUTH OVER THE HINGE BLOCK

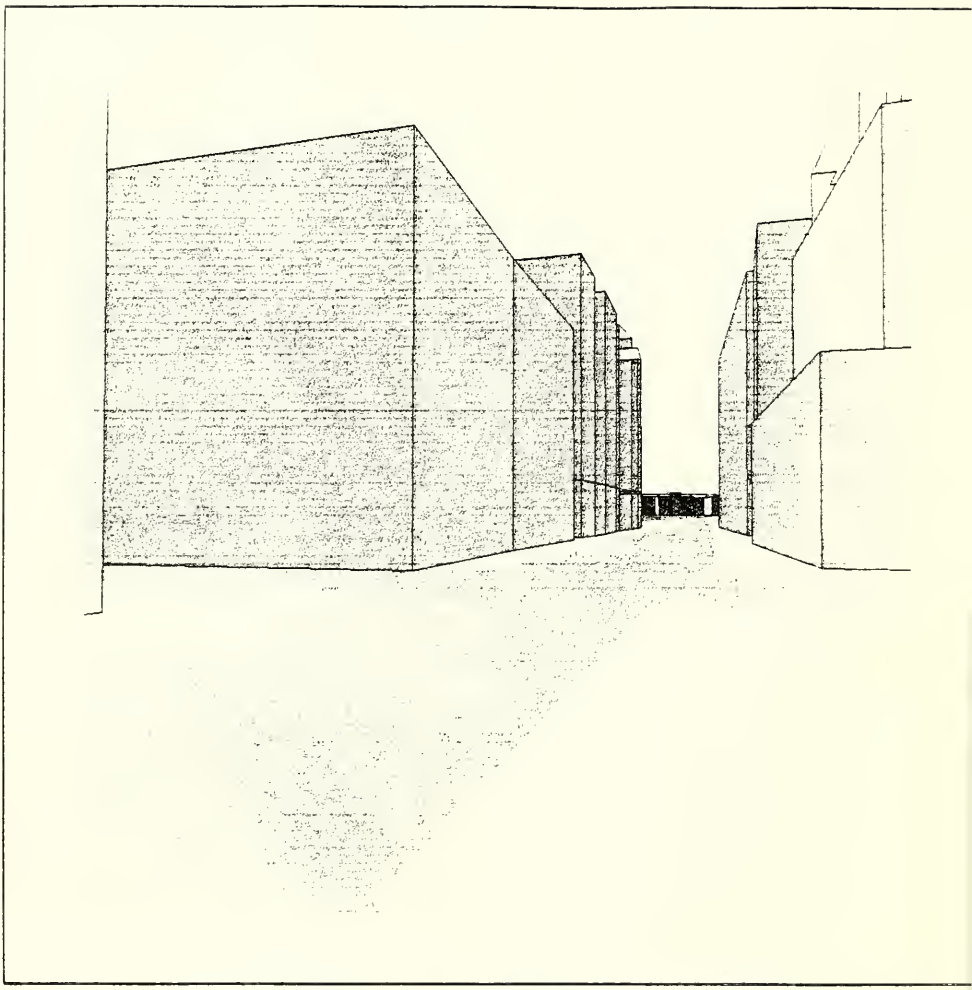
VIEW INTO THE HINGE BLOCK



VIEW INTO THE HINGE BLOCK

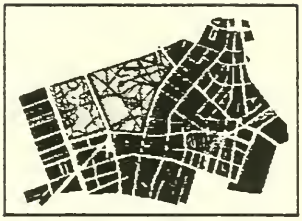
VIEW ANALYSIS

- district/pedestrian scale monument as a counterpoint to the city scale civic monument.
- this intersection has the potential to become a dramatic space or "event" in the Cultural District.

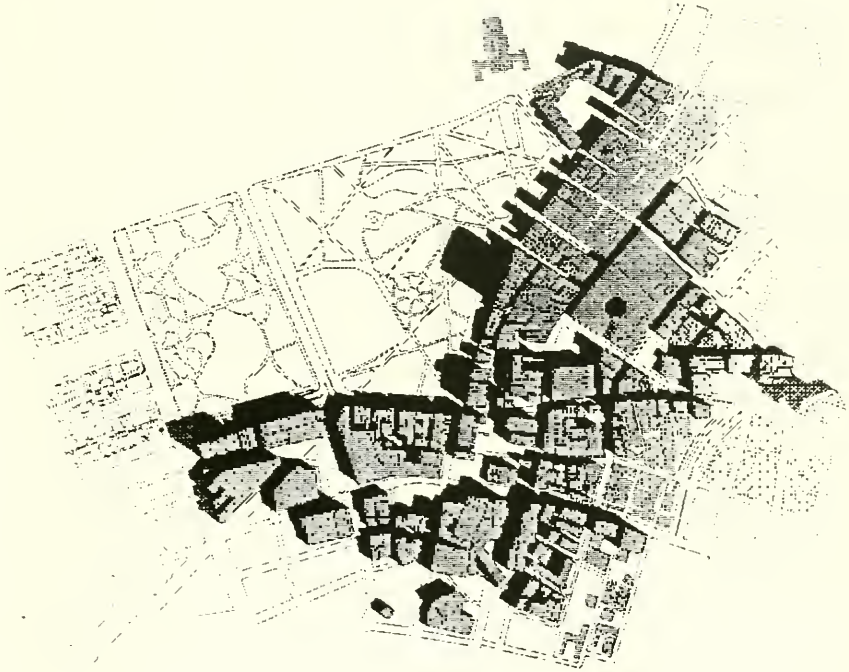


VIEW LOOKING NORTH FROM THE SLIVER SITE

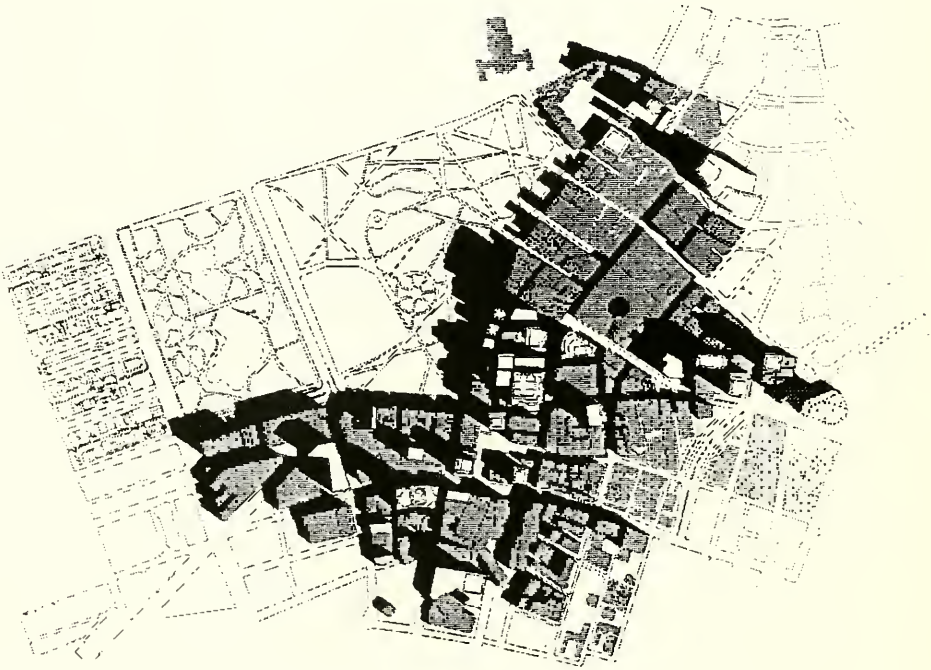
VIEW ANALYSIS



Shadow Analysis



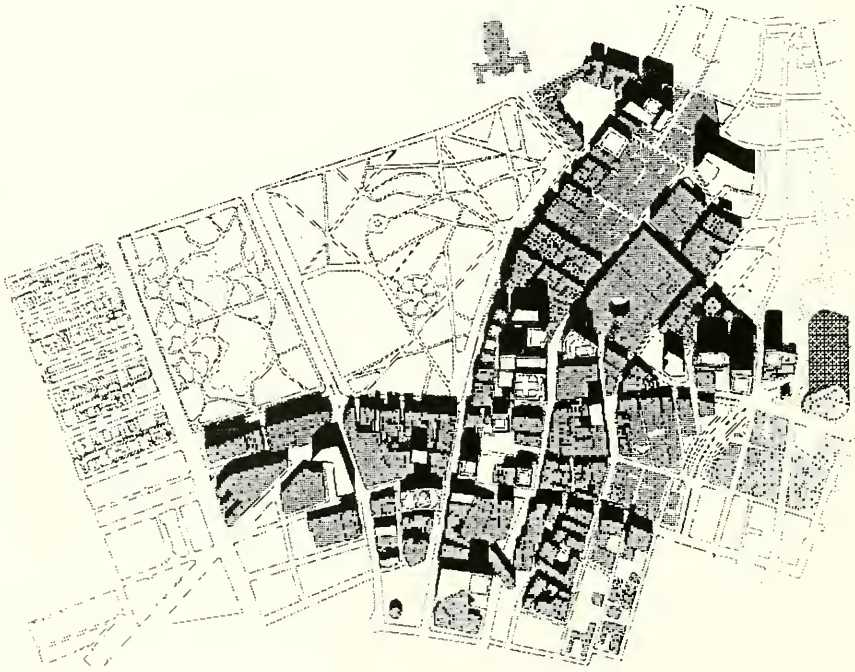
SHADOW STUDY
March 21
9:00 AM
Existing Conditions



SHADOW STUDY
March 21
9:00 AM
Potential Conditions

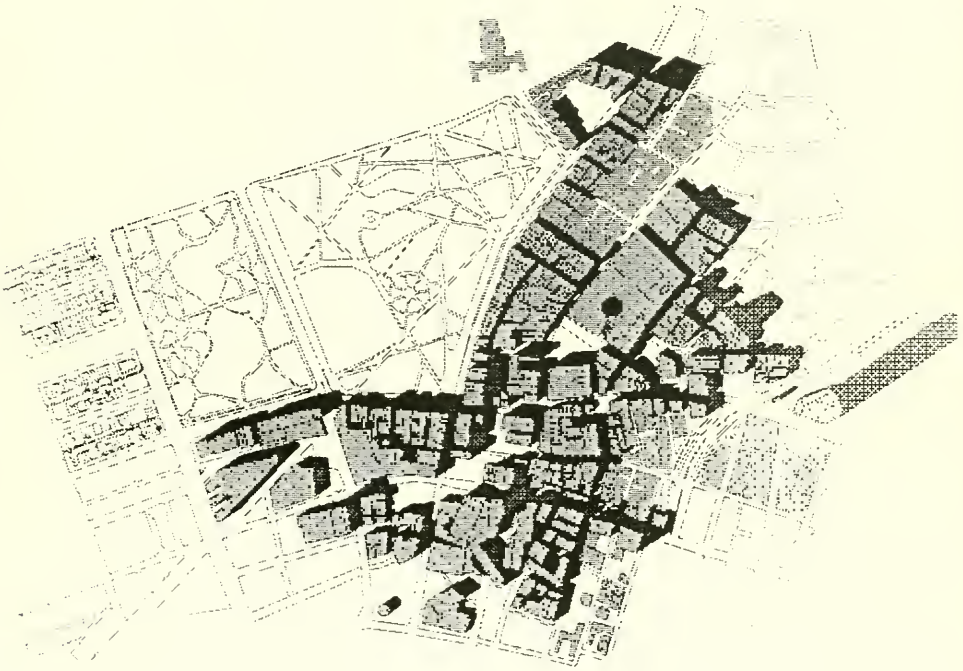
SHADOW STUDY
March 21
12:00 PM
Existing Conditions

SHADOW STUDY



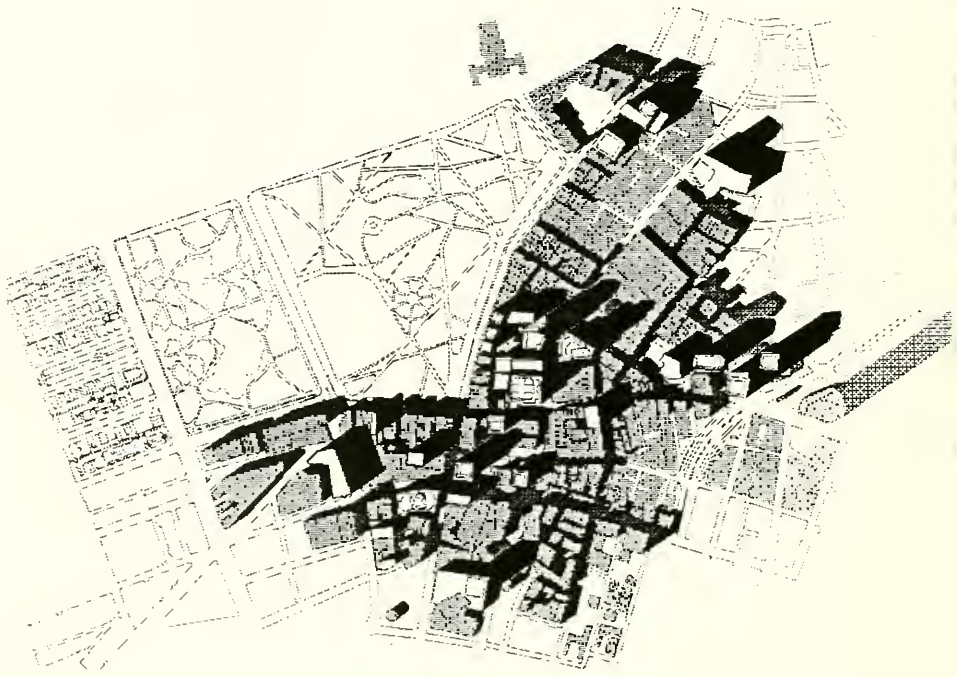
SHADOW STUDY
March 21
12:00 PM
Potential Conditions

SHADOW STUDY



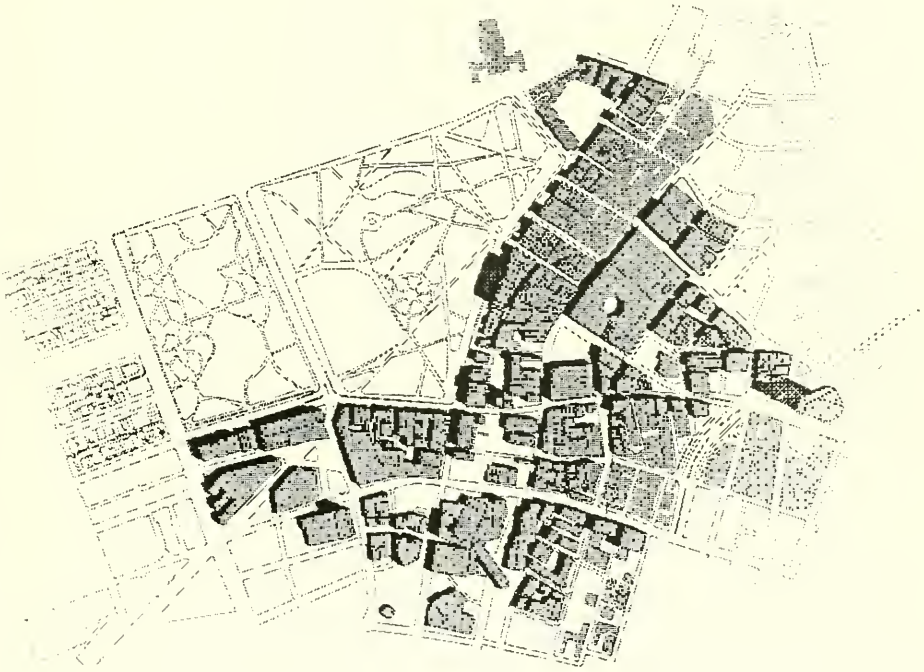
SHADOW STUDY
March 21
3:00 PM
Existing Conditions

SHADOW STUDY



SHADOW STUDY
March 21
3:00 PM
Potential Conditions

SHADOW STUDY



SHADOW STUDY
June 21
9:00 AM
Existing Conditions

SHADOW STUDY
June 21
9:00 AM
Potential Conditions

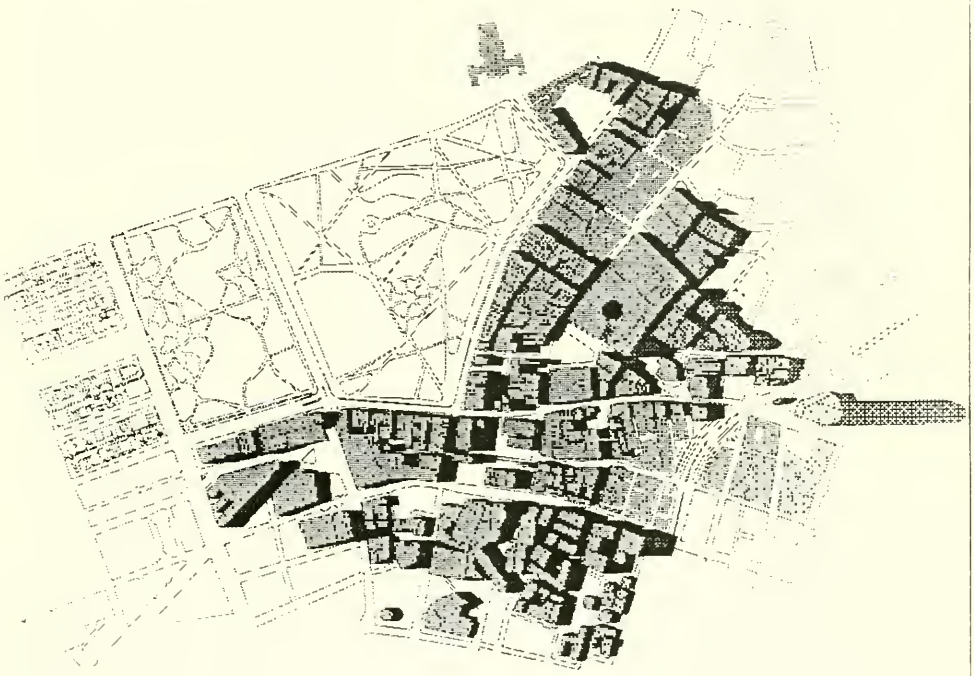
SHADOW STUDY

SHADOW STUDY
June 21
12:00 PM
Existing Conditions

SHADOW STUDY

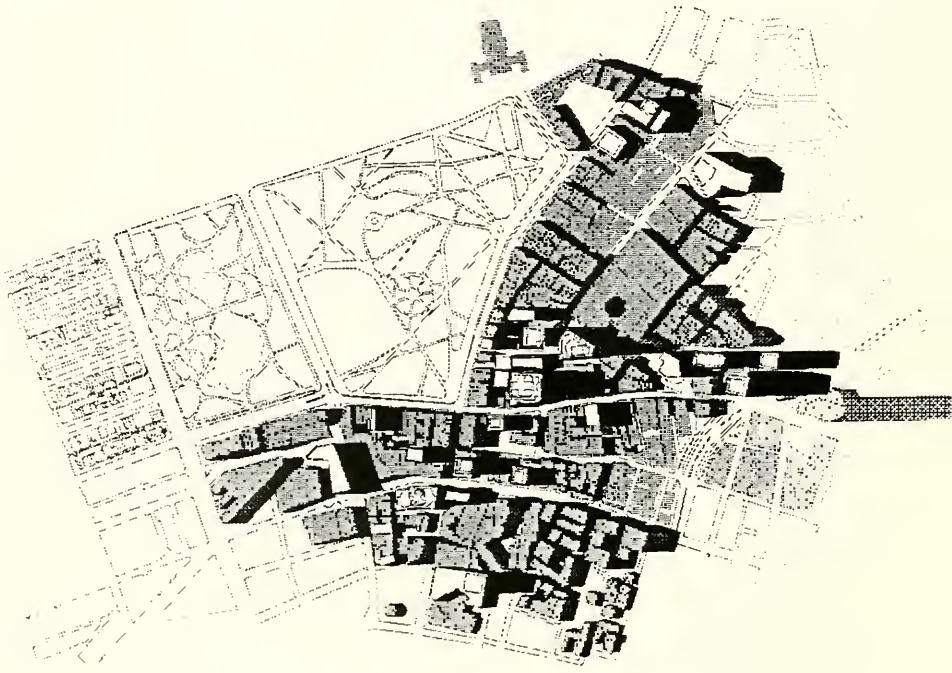
SHADOW STUDY
June 21
12:00 PM
Potential Conditions

SHADOW STUDY



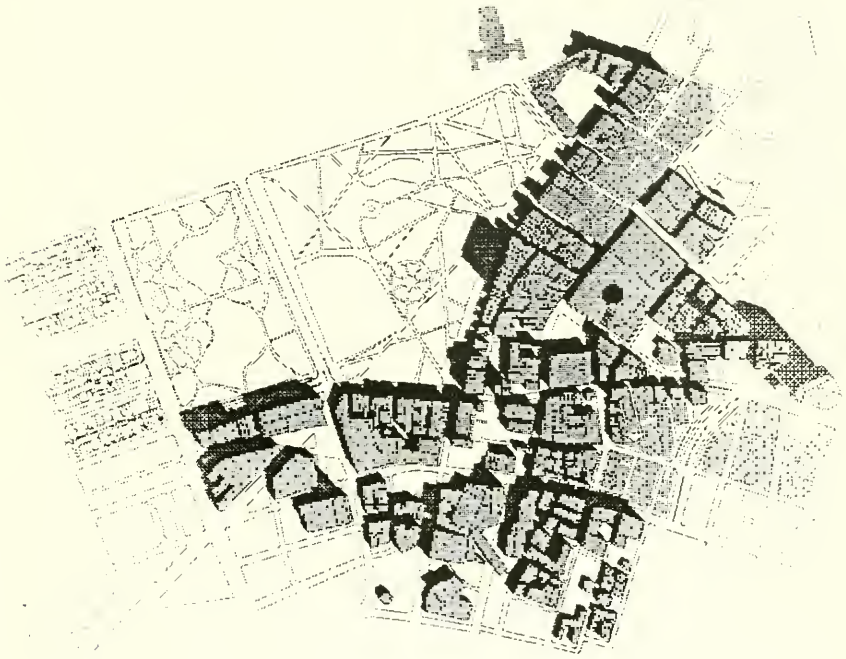
SHADOW STUDY
June 21
3:00 PM
Existing Conditions

SHADOW STUDY



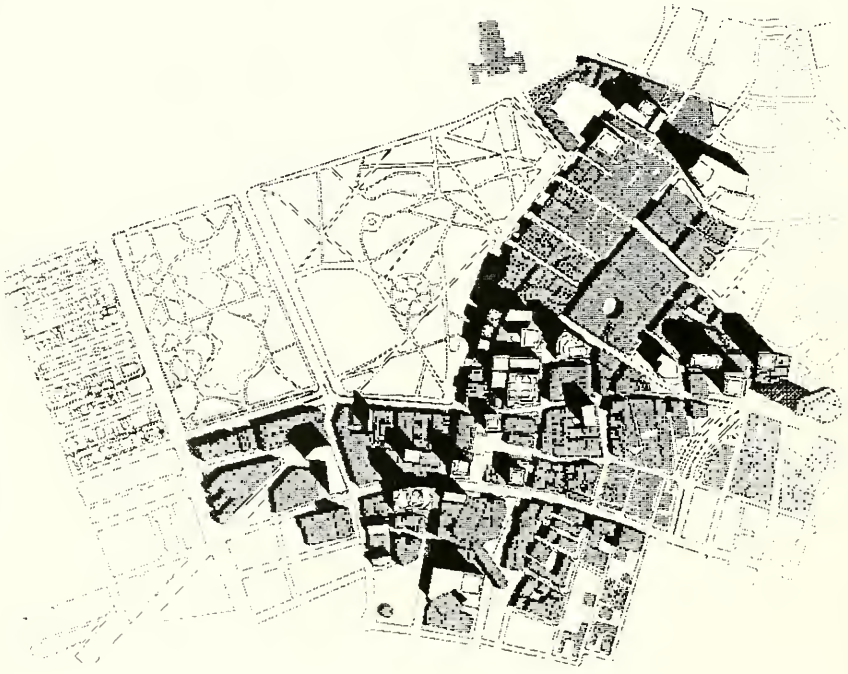
SHADOW STUDY
June 21
3:00 PM
Potential Conditions

SHADOW STUDY



SHADOW STUDY
September 21
9:00 AM
Existing Conditions

SHADOW STUDY



SHADOW STUDY
September 21
9:00 AM
Potential Conditions

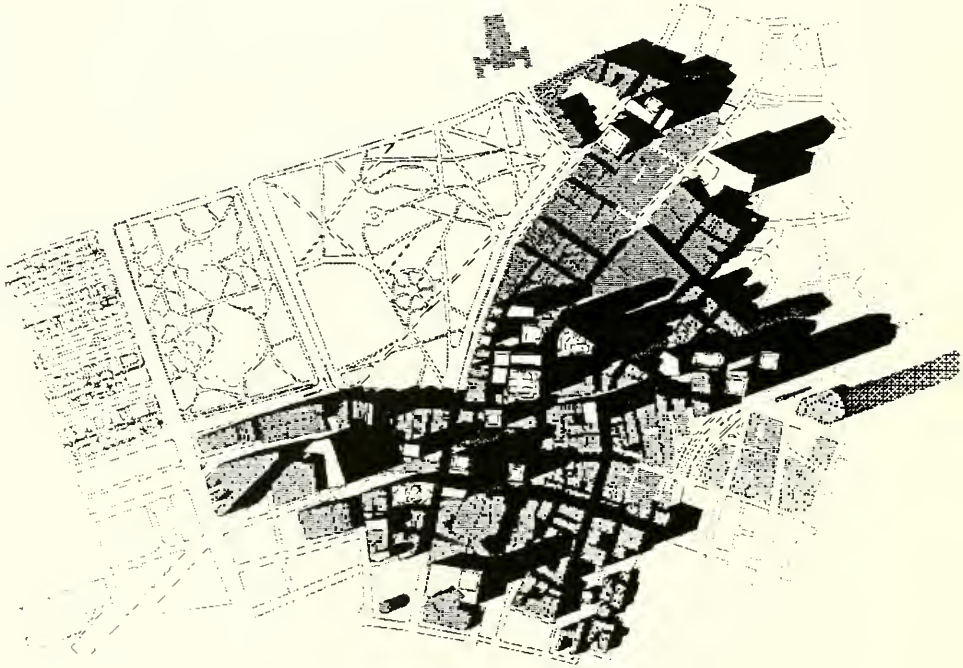
SHADOW STUDY
September 21
12:00 PM
Existing Conditions

SHADOW STUDY

SHADOW STUDY
September 21
12:00 PM
Potential Conditions

SHADOW STUDY

SHADOW STUDY
September 21
3:00 PM
Existing Conditions



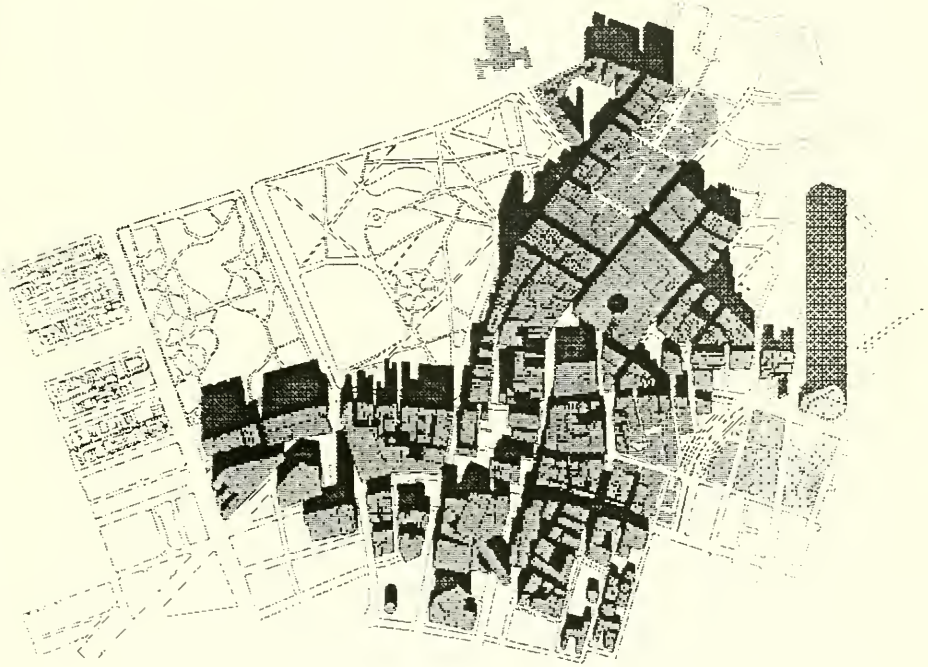
SHADOW STUDY
September 21
3:00 PM
Potential Conditions

SHADOW STUDY
December 21
9:00 AM
Existing Conditions

SHADOW STUDY

SHADOW STUDY
December 21
9:00 AM
Potential Conditions

SHADOW STUDY



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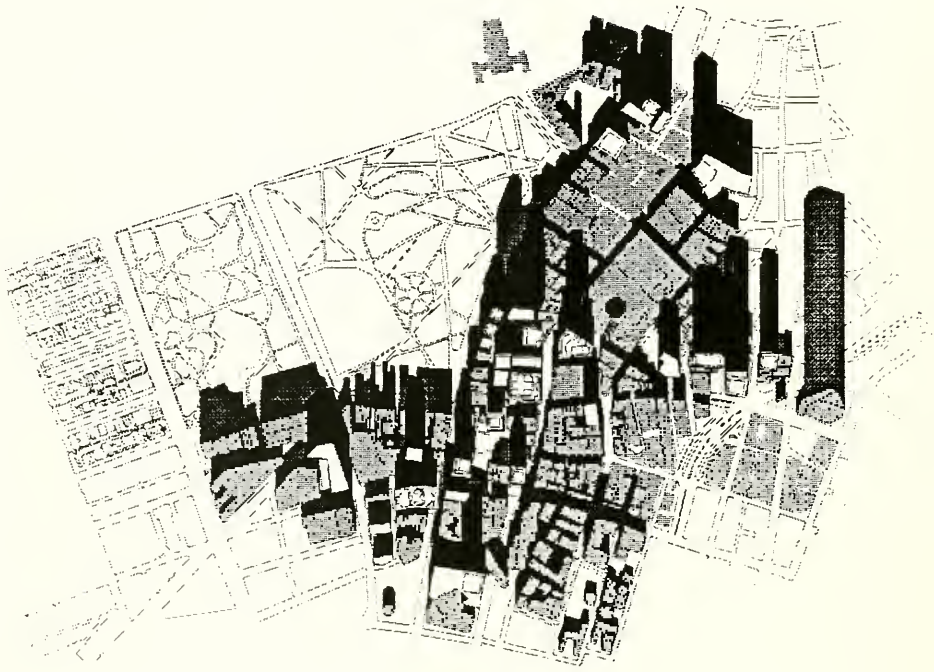
Existing Conditions



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December 21
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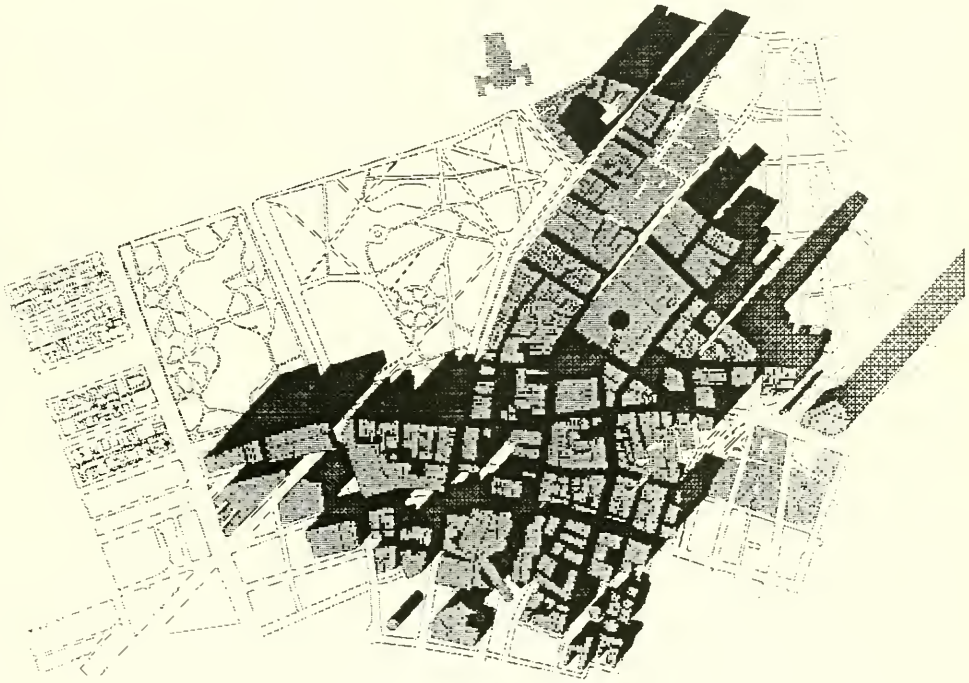
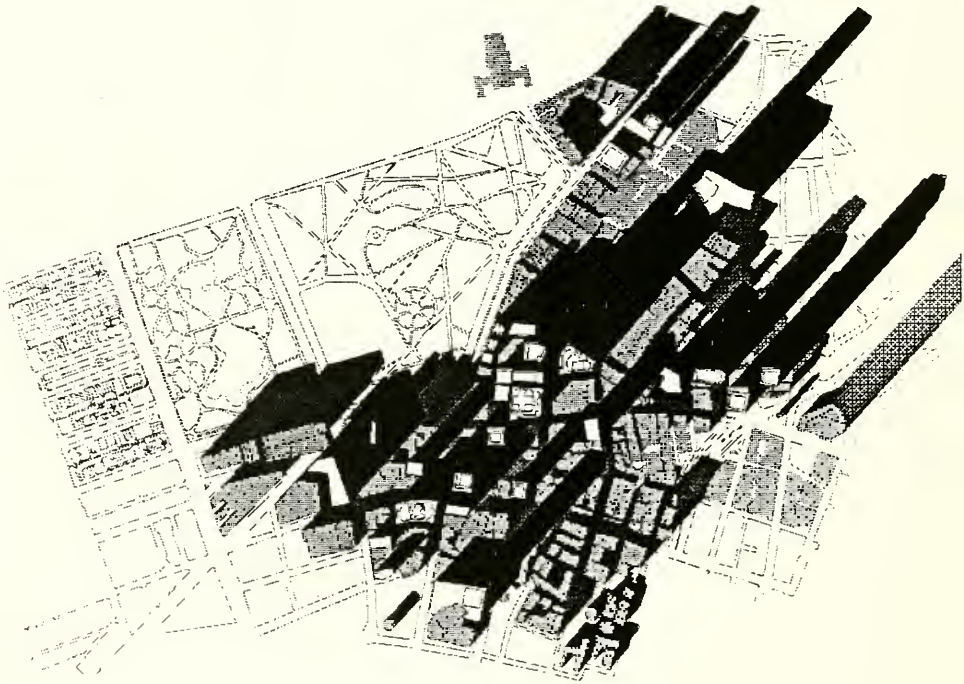
Potential Conditions

SHADOW STUDY



SHADOW STUDY
December 21
3:00 PM
Existing Conditions

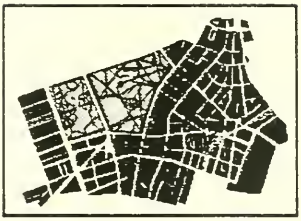
SHADOW STUDY



SHADOW STUDY
December 21
3:00 PM
Potential Conditions

SHADOW STUDY

II



URBAN DESIGN ANALYSIS

Urban Design Analysis

Boston is a city that has acquired its richness thru the collective of each one of its identifiable districts. The significance of these districts are the unique spaces and places they create. Whether it is through historical evolution, civic redevelopment, recreational need, or economic demand these places give Boston its unique character. The tightly knit fabric and winding streets of the North End have survived for two centuries with the Old North Church as its beacon. The Gold Dome of the Statehouse sits on Beacon Hill overlooking the Common which slopes down to the Back Bay with its unique street grid. Downtown Crossing, Copley Square, City Hall, Quincy Market and the Charles River esplanade all are limited to everyone's perception of Boston.

Therefore, one of the initial issues that became apparent was that of identity. Identity as a district in the skyline, and identity as a cultural/performance center for the city and region.

An analysis of the site and district reinforced the potential to create a close relationship to the rest of the city and suggested that visual and physical connections of micro and macro scale would be vital. Acknowledgement that there is an architecturally and socially rich context defining the Hinge Block and Sawyer Block inspired initial site generations. Initial site schemes resulted from the study of existing building attributes (blank walls, land uses, etc.), local vehicular and pedestrian circulation routes, computer aided view studies, the sensibilities gained thru our studies, and prior knowledge of the city and area. Four basic scenarios for the Hinge Block were initially examined:

(1) a centrally focused scheme with a large interior space (base reference: IDS Center Minneapolis).

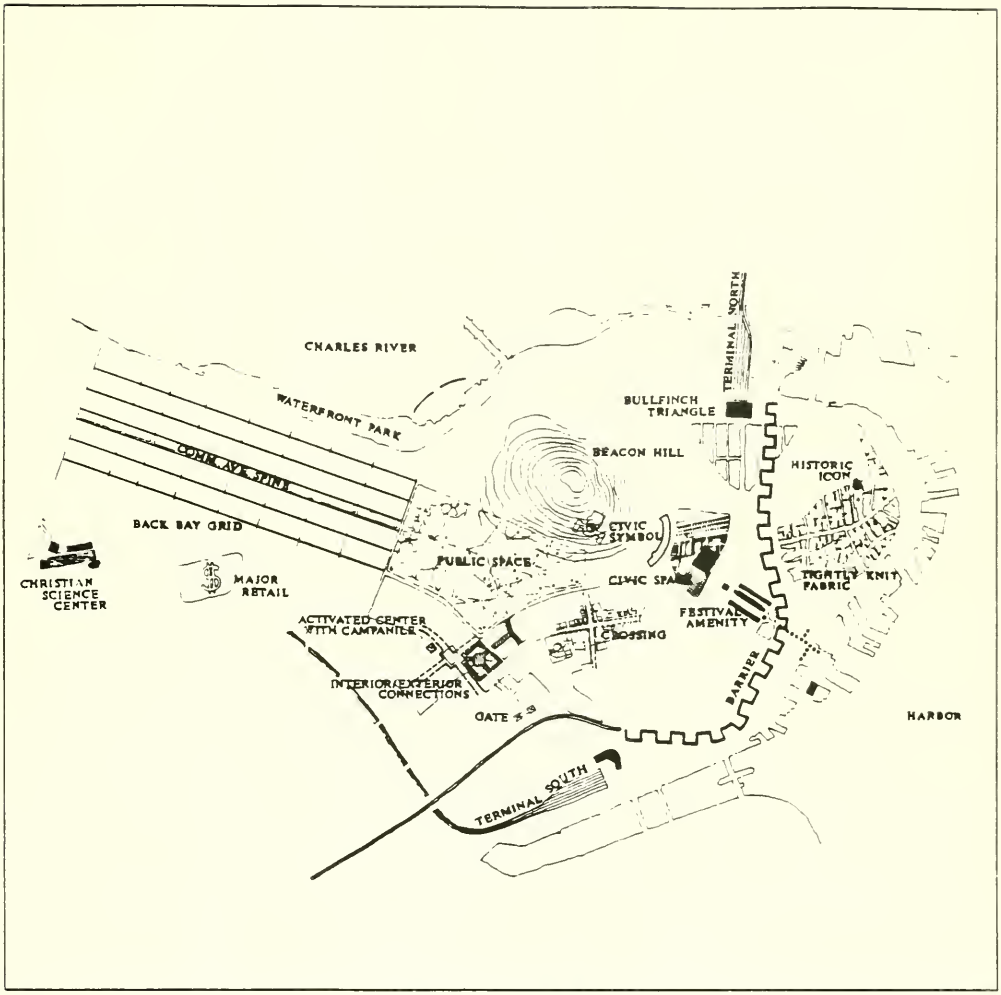
(2) a linear "street" scheme not unlike the streets and alleys of historic Boston (base reference: Blackstone Block).

(3) a multiple node scheme maintaining the streetwall and having multiple performance spaces at various levels within the block (base reference: San Gimignano/Piranesi).

(4) a scheme that uses the interior of the hinge block as a huge open space with buildings as objects (base reference: elements in a park).

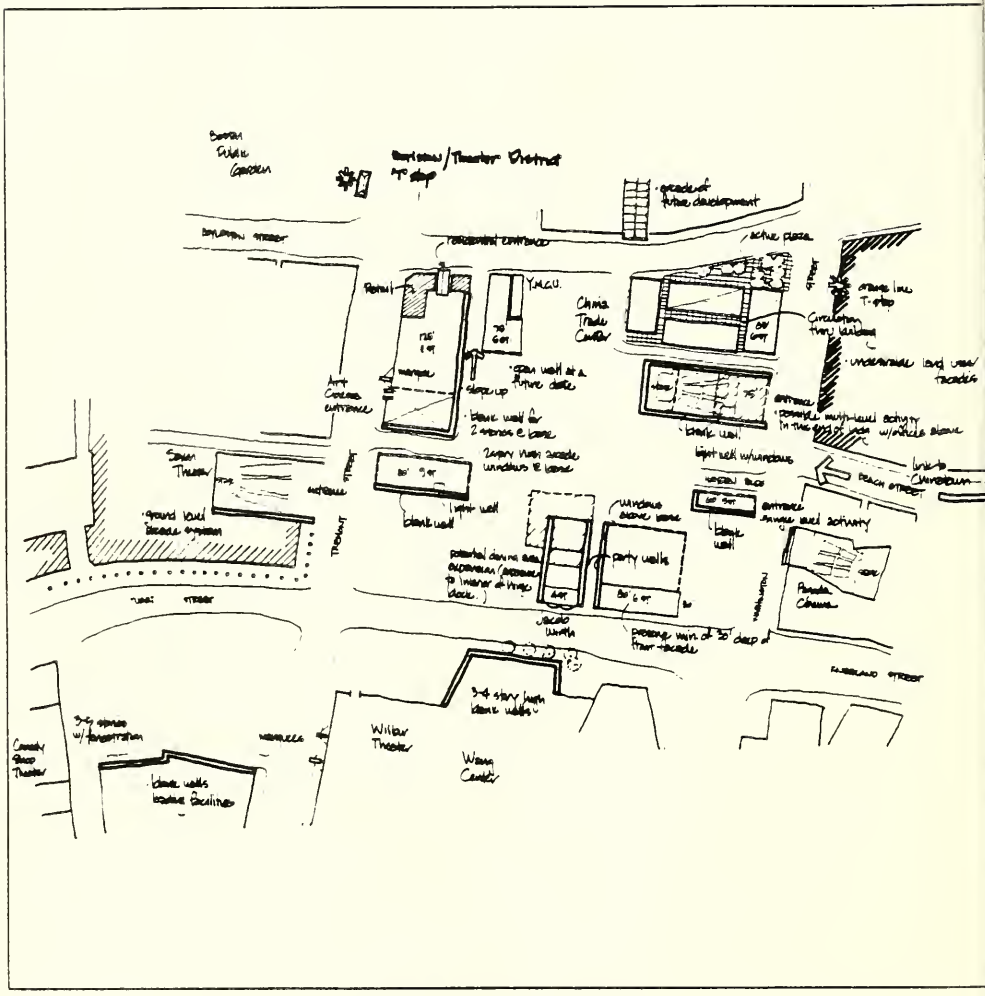
From the 4 initial site responses two composite approaches were decided upon which combined various elements from all the scenarios. One approach (Scheme A) creates a large, interior, central space in the middle of the Hinge Block to be used year round and provide an identity in plan and in the air. The other approach (Scheme B) draws one into and thru the site by a series of interconnected, overlapping spaces, some interior, some exterior based on the San Gimignano/Medieval city reference. Two residential towers and one office tower occur with each scheme.

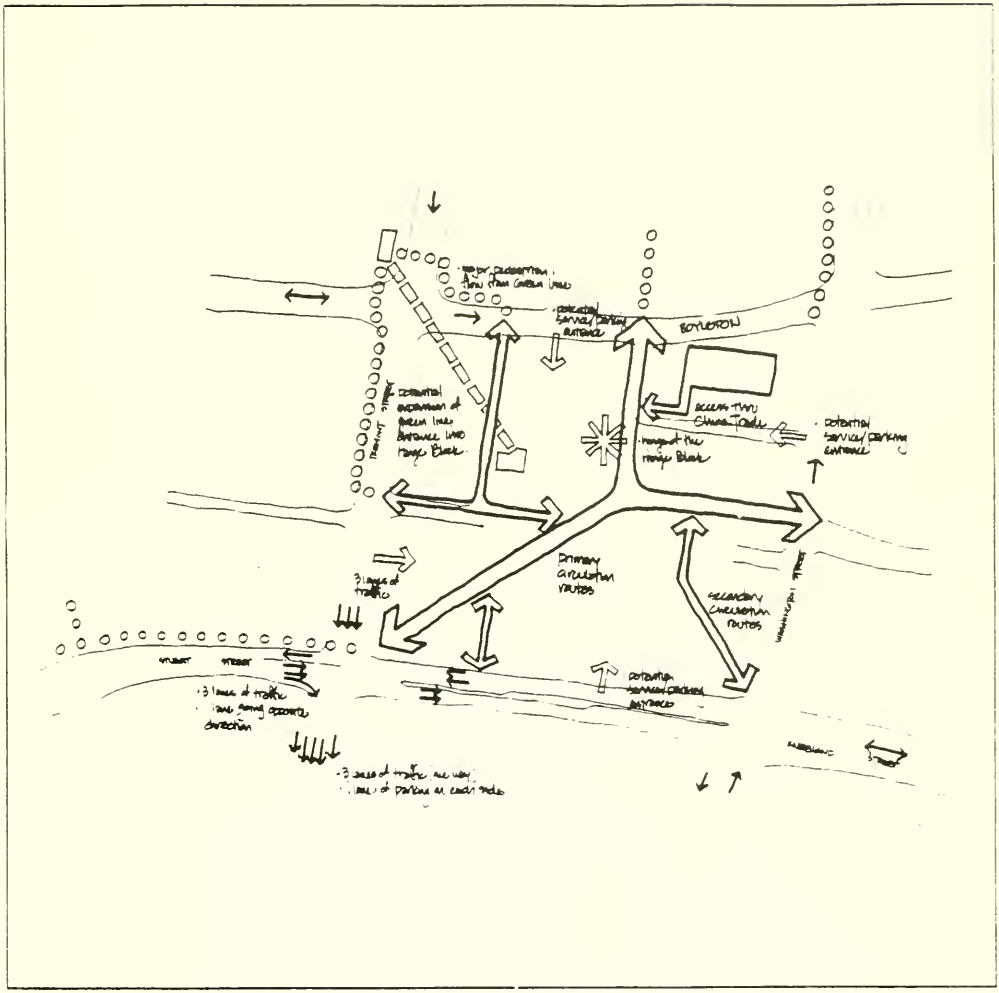
The Sawyer Block, by virtue of the view and shadow studies, was deemed an appropriate location for a tower that would be the "campanile" (landmark or beacon) locating the district in the overall skyline of the city. The massing of the tower is segmented sitting as a mixed use base.



SENSE OF PLACE

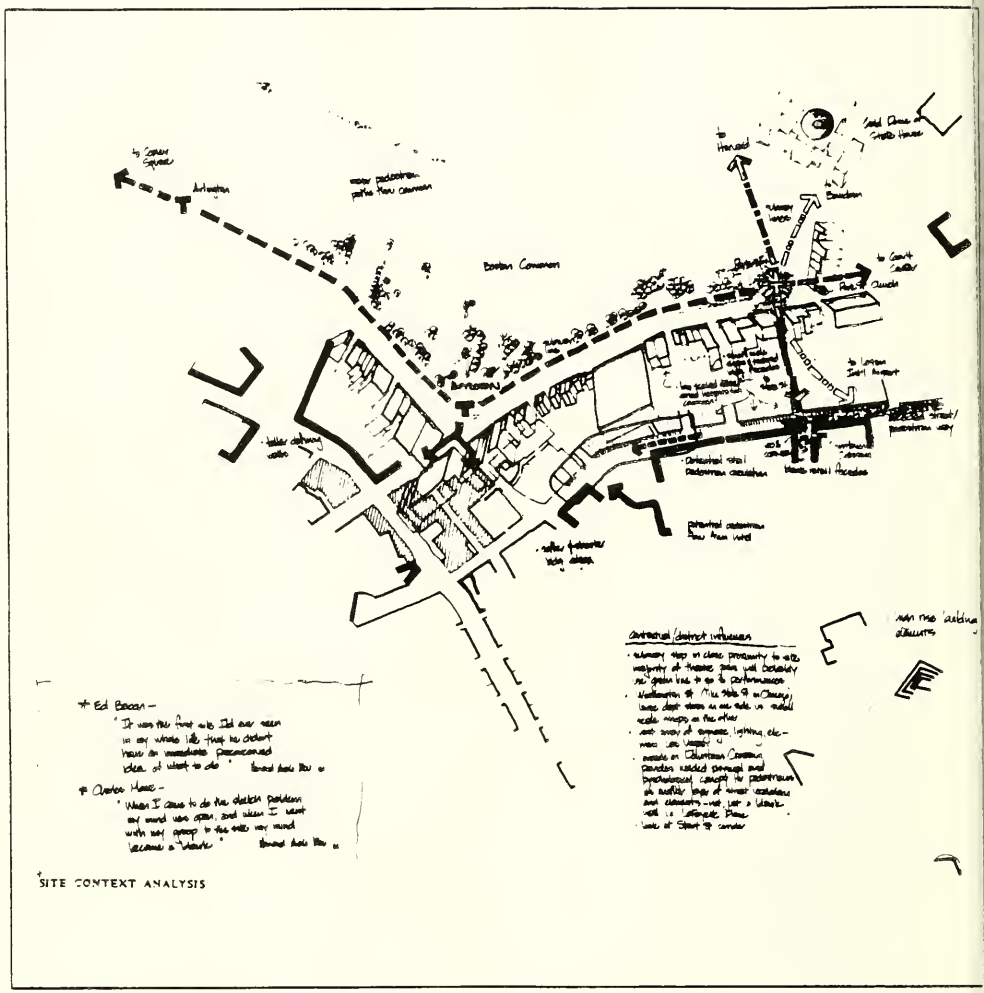
DISTRICT IDENTITY


Boston Public Garden
Garrison/Theater District
MTA stop
proposed future development
Boylston Street
residential condominium
active plaza
Retail
YMCA
China Trade Center
Circulation thru Lobbies
Arts Center Condominium
open well at a future date
sloped up
blank wall for 2 stories & more
Sloped multi-level activity in the
Sloped multi-level activity w/vehicle access
Light well w/windows
Beach Street
Sloped multi-level activity
Sloped multi-level activity
Sloped multi-level activity



CIRCULATION

EXISTING SITE CONDITIONS


Boston Common
Arlington
Boston
Harvard
Park St. Church
Tremont
Boylston
Tremont
Boylston
Boylston
Arlington
Boylston
Arlington
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Tremont
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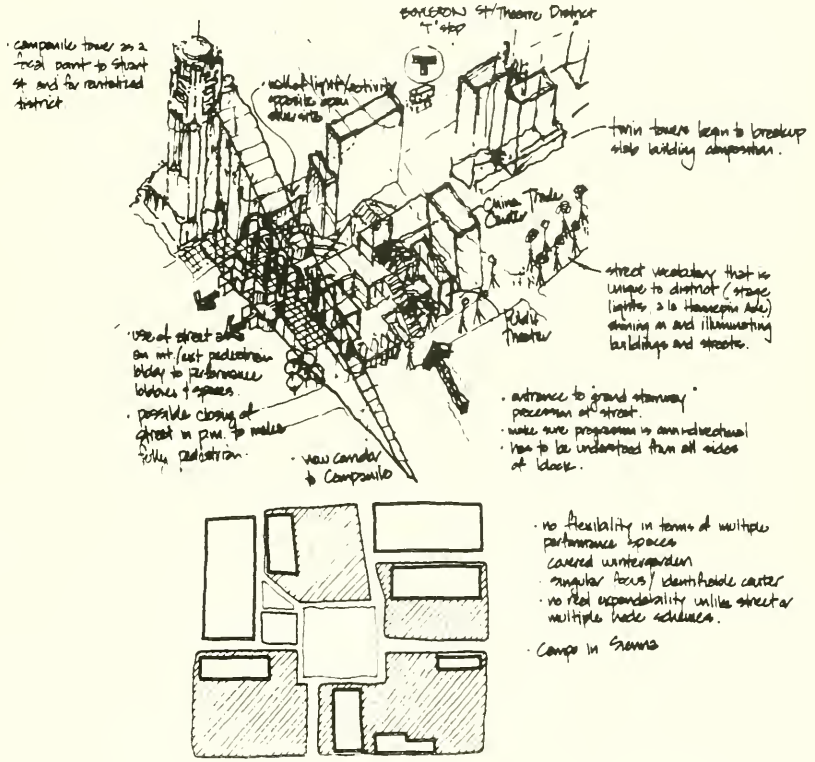
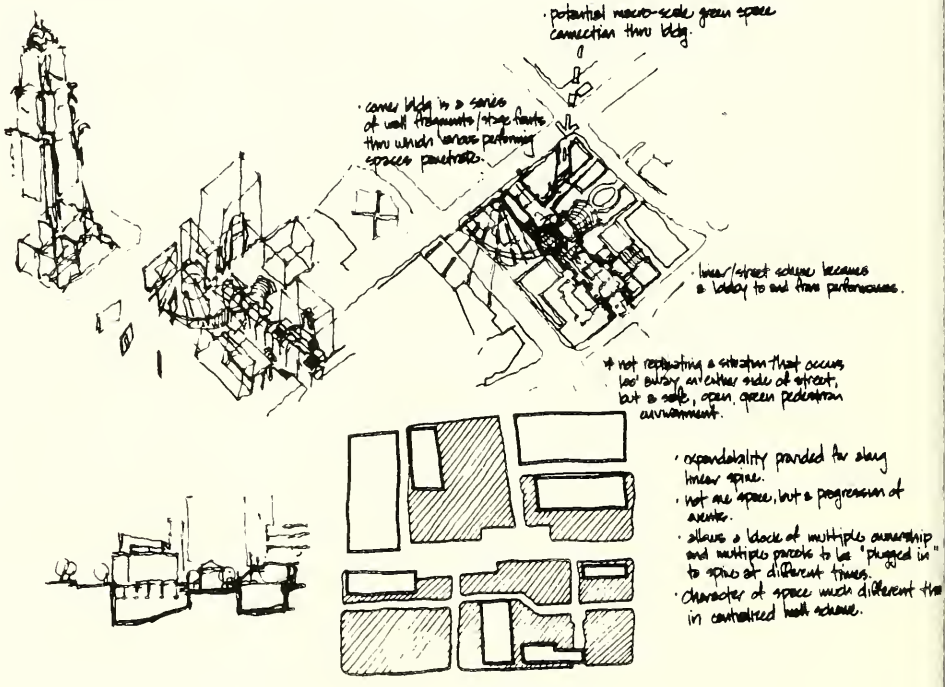
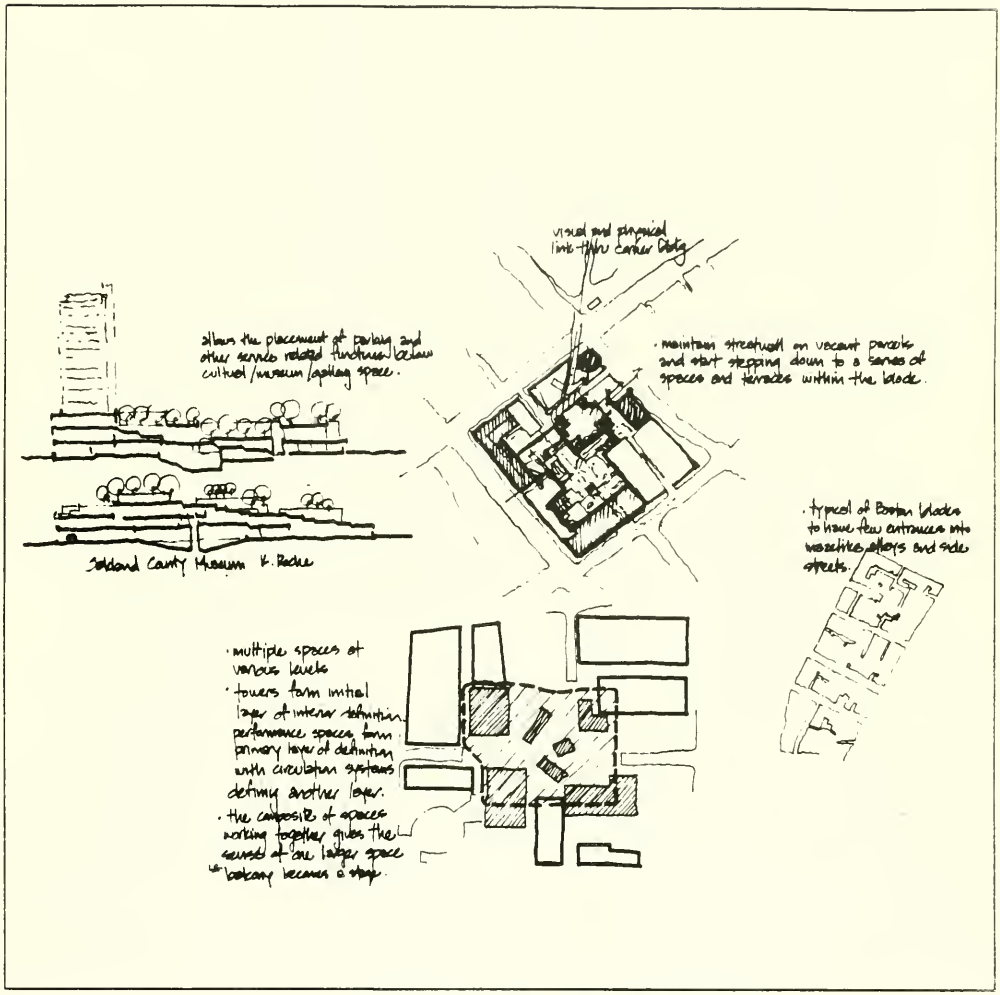

BOYLSTON St/Theatre District
T stop
· campanile tower as a focal point to Stuart St and for revitalized district
· walk-bridge/activity opposite open plaza area
· twin towers lean to breakup slab building composition.
Chinese Theatre
Center
· street vocabulary that is unique to district (stage lighting as in Hennepin Ave) framing in and illuminating buildings and streets.
· use of street edge on int/ext pedestrian bldgs to intermediate lobbies & spaces.
· possible closing of street in pm. to make fully pedestrian
· view corridor to Campanile
· entrance to grand stairway processional at street.
· make sure programme is omni-directional
· has to be understood from all sides of block.
· no flexibility in terms of multiple performance spaces
covered winter garden
· singular focus / identifiable center
· no real expandability unlike street or multiple block schemes.
· Campo in Siena

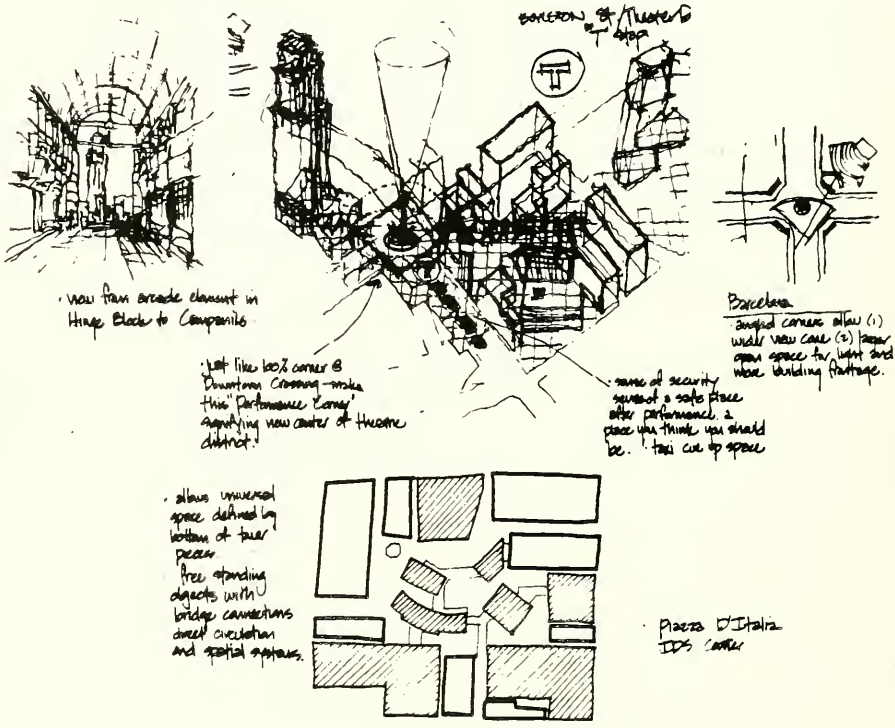
CENTRAL SPACE SCHEME


· potential macro-scale green space connection thru bldg.
· center bldg is a series of wall fragments / stage fronts thru which various performing spaces penetrate.
· linear / street scheme becomes a lobby to and from performances.
* not repeating a situation that occurs 100' away on either side of street, but a safe, open, green pedestrian environment.
· expandability provided for along linear spine.
· not one space, but a progression of events.
· allows a block of multiple ownership and multiple parcels to be "plugged in" to spine at different times.
· character of space much different than in centralized hall scheme.

LINEAR SCHEME

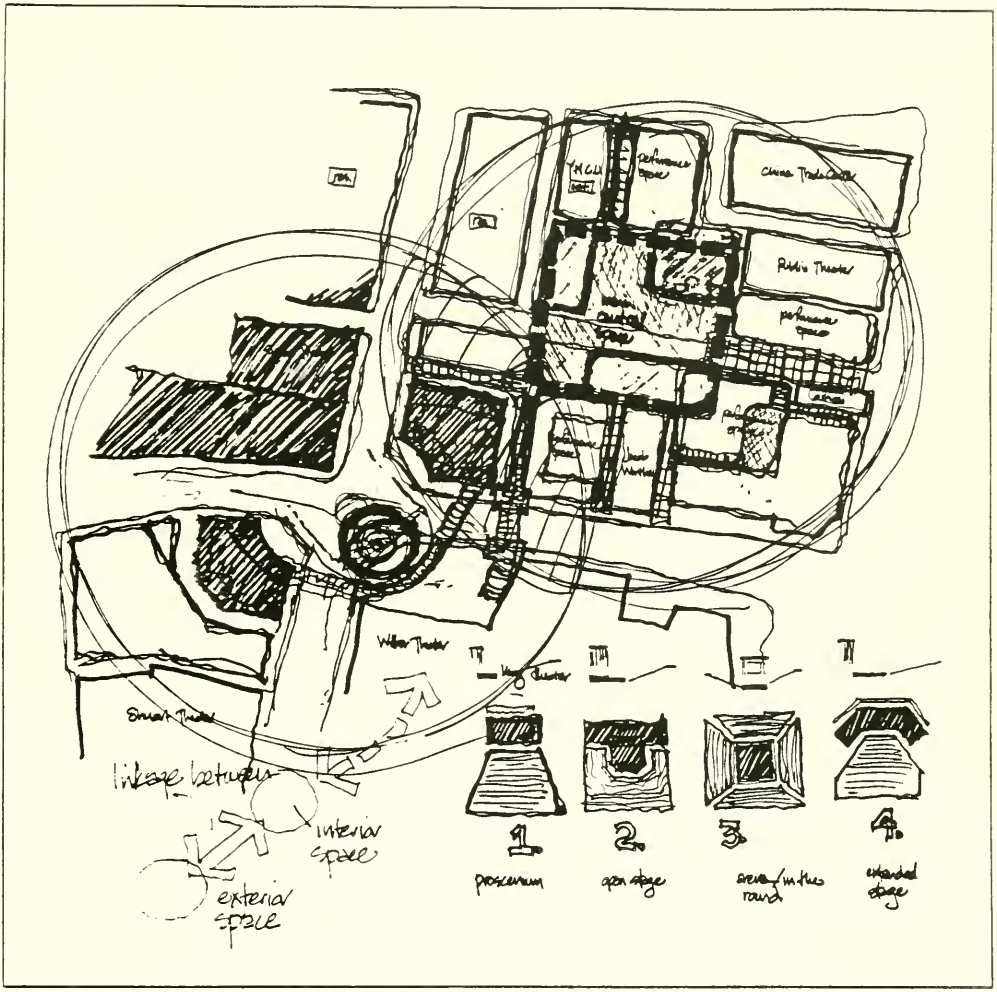

visual and physical link thru Center Plaza
allows the placement of parking and other service related functions below cultural/museum/gallery space.
Oakland County Museum & Parks
· maintain streetwall on vacant parcels and start stepping down to a series of spaces and terraces within the block.
· typical of Boston blocks to have few entrances into mezzanine, alleys and side streets.
· multiple spaces at various levels
· towers form initial layer of interior definition performance spaces form primary layer of definition with circulation systems defining another layer.
· the composite of spaces working together gives the sense of one large space
balcony becomes a stage

MULTIPLE NODE SCHEME

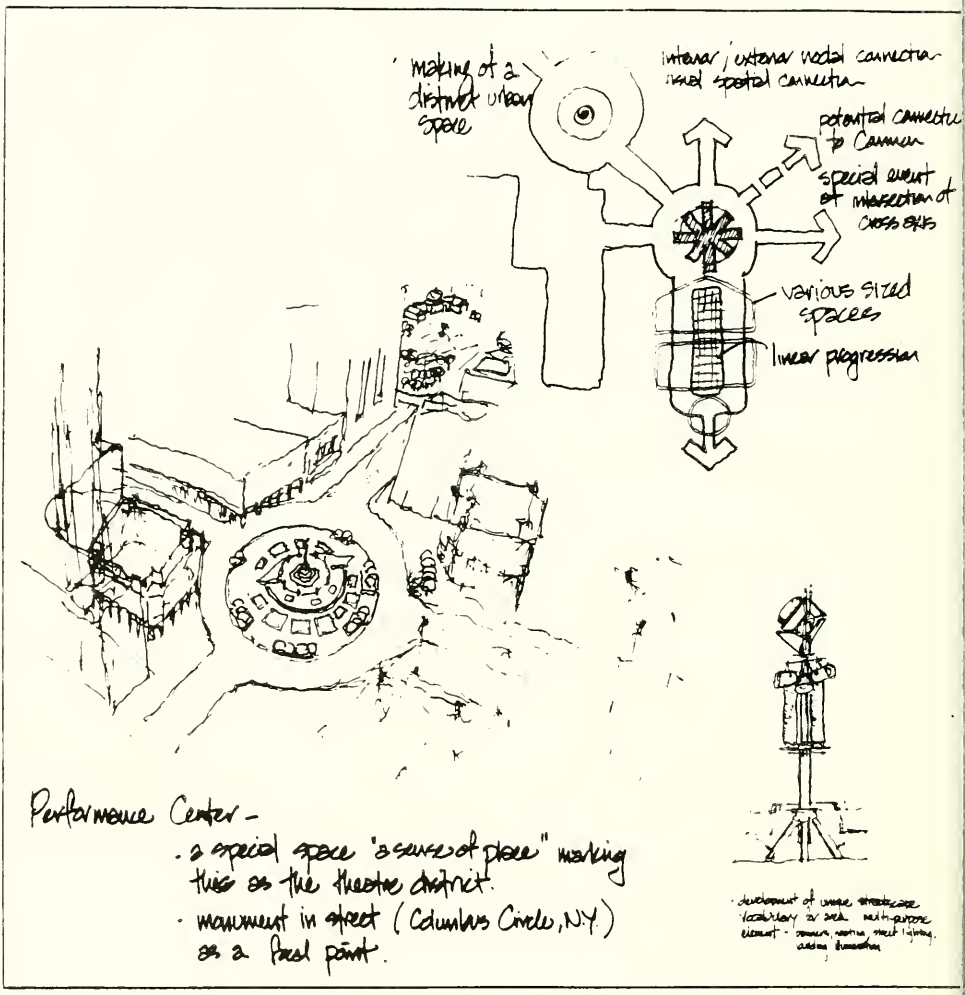

BOYLSTON St./Theater District T stop
· view from arcade element in Hinge Block to Campanile
· Last like last corner @ Downtown Crossing—make this "Performance Corner" signifying new center of theatre district.
· sense of security + safety of a safe place after performance, a place you think you should be. · taxi cue up space
Barcelona
· angled corners allow (1) wider view cone (2) larger open space for light and more building frontage.
· allows universal space defined by bottom of four pieces
free standing objects with bridge connections direct circulation and spatial systems.
· Piazza D'Italia IDS Center

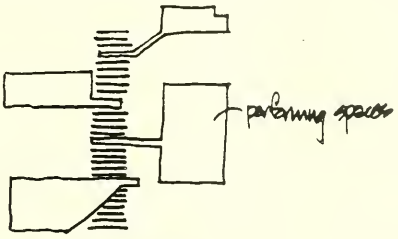
PLAYGROUND SCHEME

DESIGN PROCESS



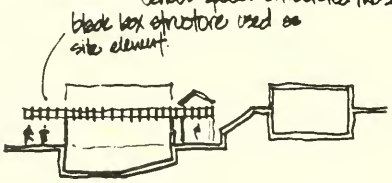
DESIGN PROCESS

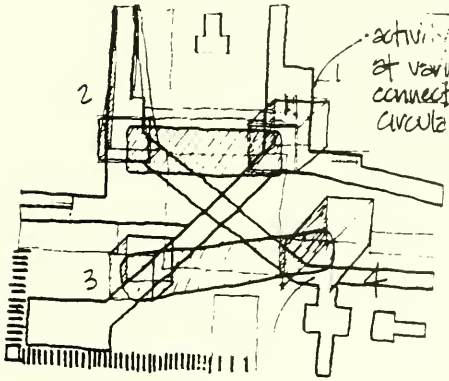

making of a distinct urban space
interior / exterior visual connection
visual spatial connection
potential connection to Cannon
special event at intersection of cross axis
various sized spaces
linear progression
Performance Center -
- a special space "a source of place" making this as the theatre district.
- monument in street (Columbus Circle, N.Y.) as a focal point.



Vertical Progression
. grand vertical sequence

Linear Progression
. circulation spine connecting various spaces articulated in section.

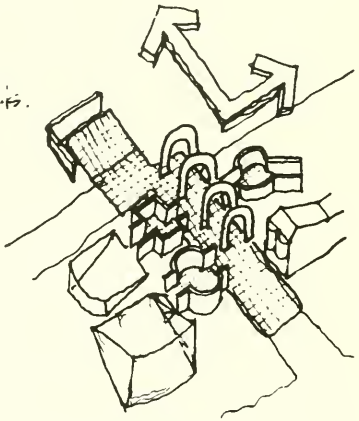




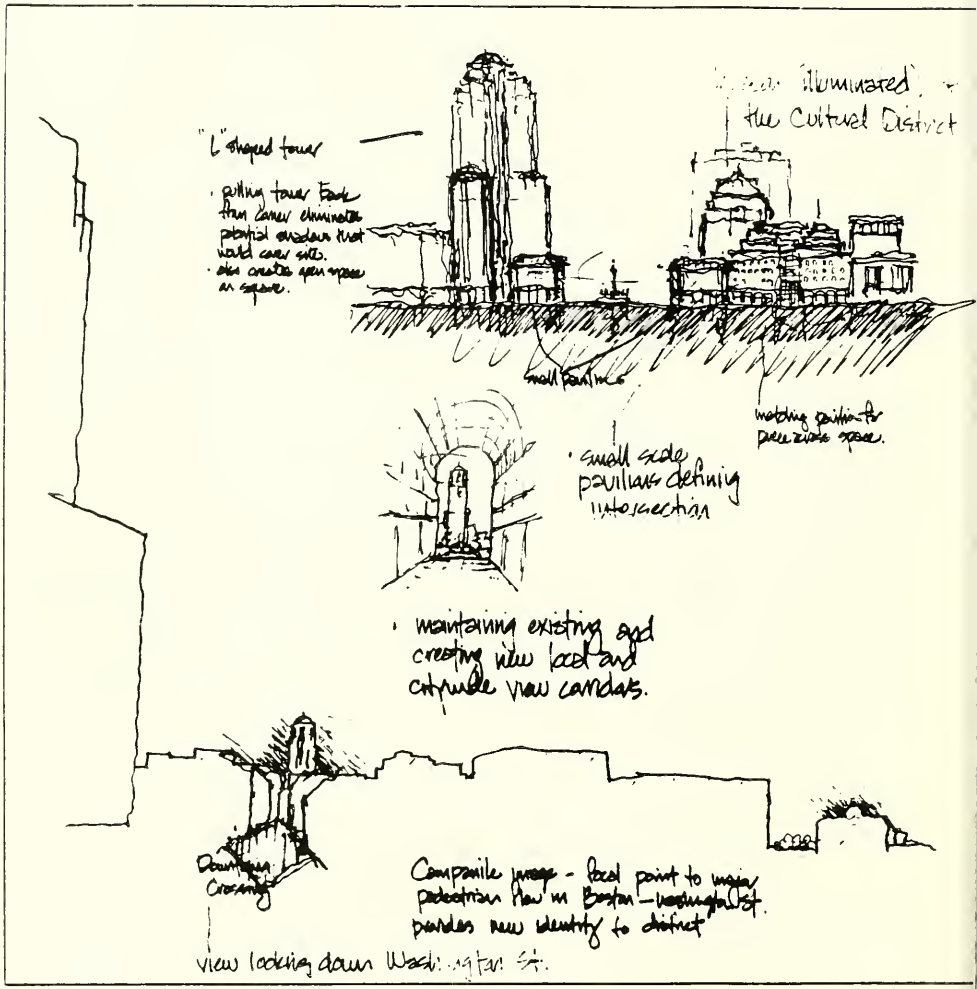
. activity nodes at various levels connected by circulation.

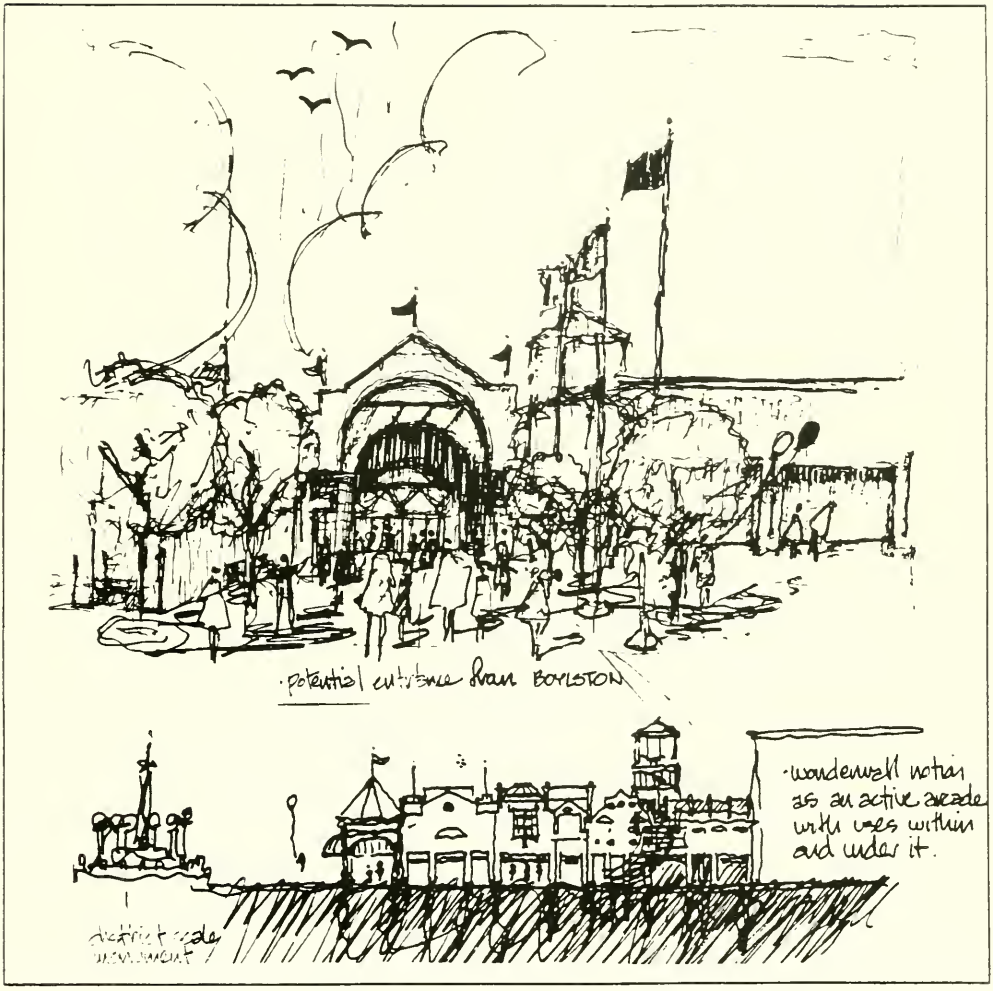
. zones of circulation
- escalators
- stairs
- elevators
- secondary elevators/stairs
- seating/stairs at performance space.

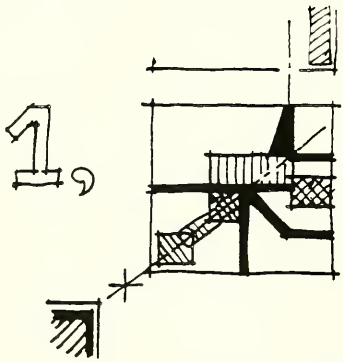
. multiple nodes of activity connected by zones of circulation



. exterior lobby/gallery a people serving as a unifying device to the three blocks.


"L" shaped tower
· pulling tower back from corner eliminates potential shadow that would cover site.
· also creates open space as square.
illuminated
the Cultural District
small pavilions
marking pathway to pedestrian space.
· small scale pavilions defining intersection
· maintaining existing and creating new local and citywide view corridors.
Downtown Crossing
Compatible image - focal point to major pedestrian flow in Boston - Washington St.
provides new identity to district
view looking down Washington St.


·potential entrance from BOYLSTON
·wonderwall notion as an active arcade with uses within and under it.

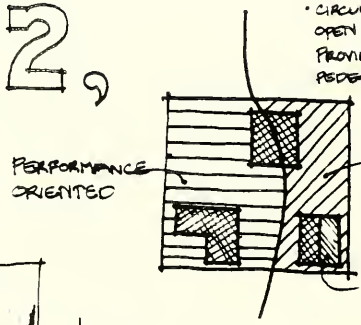


1.

- WANT A CLEARLY PERCIEVED OVERLAPPING SPATIAL ARRANGEMENT FROM COMMONWEALTH ARCADE THRU SITE TO STREET. CAPTURING EXISTING QUALITIES & CHARACTERISTICS
- ARCADES AS CONNECTORS BACK TO STREETS AS A SECONDARY SYSTEM

2.

- CIRCULATION SHOULD REINFORCE OPEN SPACE & LAYERING SYSTEM PROVIDE A CLEAR SENSE OF PEDESTRIAN CIRCULATION.



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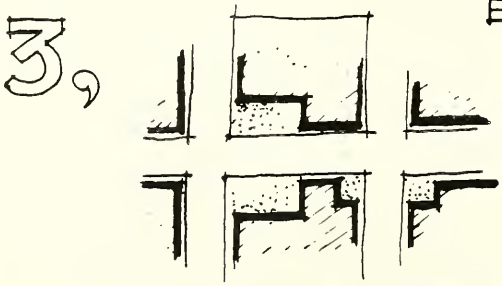


- REINFORCE EXISTING STREET WALLS & OPEN SPACES

FIGURE GROUND STUDY

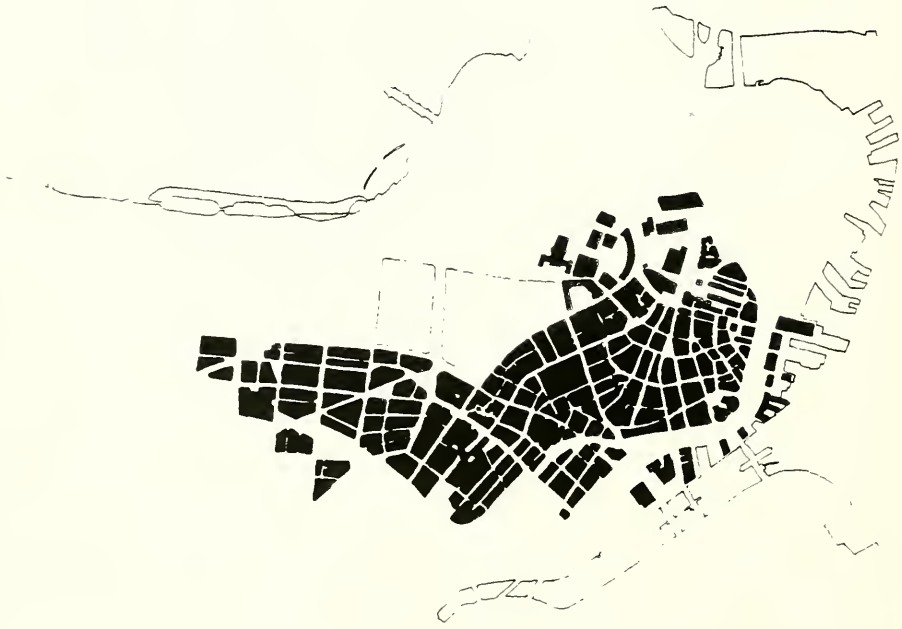
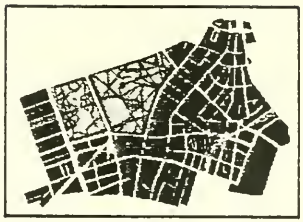


figure ground of midtown area and vicinity

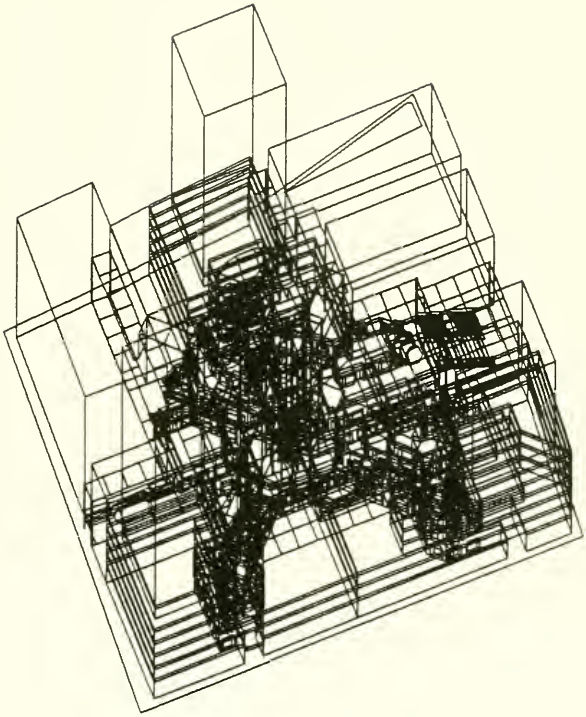
. figure ground showing building elements of approximately 50-60'.

• figure ground showing tower elements of the 200-300' range.

III



CONCEPTUAL ALTERNATIVES



Scheme A

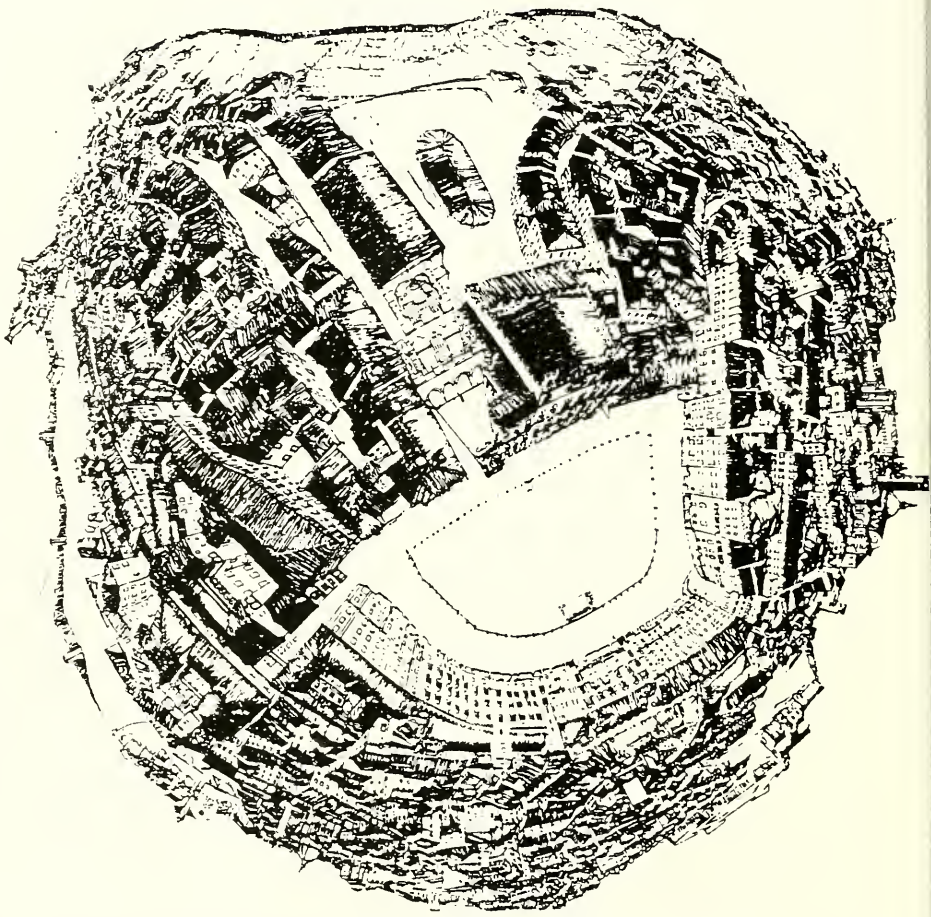
Scheme A attempts to heighten the identity of the Hinge Block by placing a central space as a focus of the Cultural/Theater District. This central space would provide a link to various destinations within the district and the city. The street walls and heights of Washington, Kneeland, Tremont and Boylston are maintained with multiple entries occurring at critical points in relationship to connections (visual and physical) to other areas. A multi-level, terraced, central space is created that provides varied impromptu and controlled performance areas as well as commercial and retail functions. The central space would be covered and become a destination for the Midtown area, especially at in winter when the Common is often a less than comfortable place. It also becomes a destination for the region at night with its commercial, office, and arts/theatrical orientation. The towering skylight structure provides a Cultural District identity and a graphic billboard with an energy level of Times Square. At night it becomes the shimmering jewel of the district. The common, central space is surrounded by towers, 2 residential and 1 office with their associated atria becoming an extension of the spatial network of the block. The 2 residential towers, are between Y.M.C.U. and China Trade Center and one at the corner of Tremont and Kneeland Streets become part of a layering of building elements from the Common back to the Washington Street corridor where taller towers will be developed. A 150' tall office building sits at Washington and Kneeland across from Tufts.

PRELIMINARY FLOOR AREAS
SCHEME A

LEVEL	RETAIL	OFFICE	RESIDENTIAL
1	56,750	5,000	
2	35,500	20,700	
3	26,375	18,200	
4		17,500	7,200
5		17,500	7,200
6		17,500	7,200
Towers		24,300	121,500
Total	118,625	120,700	143,100

* Areas are in square feet and are gross areas.

* Retail square footage includes following program elements:
satelite museums (2)
art gallery
200 seat cinema theater
impromptu performance spaces

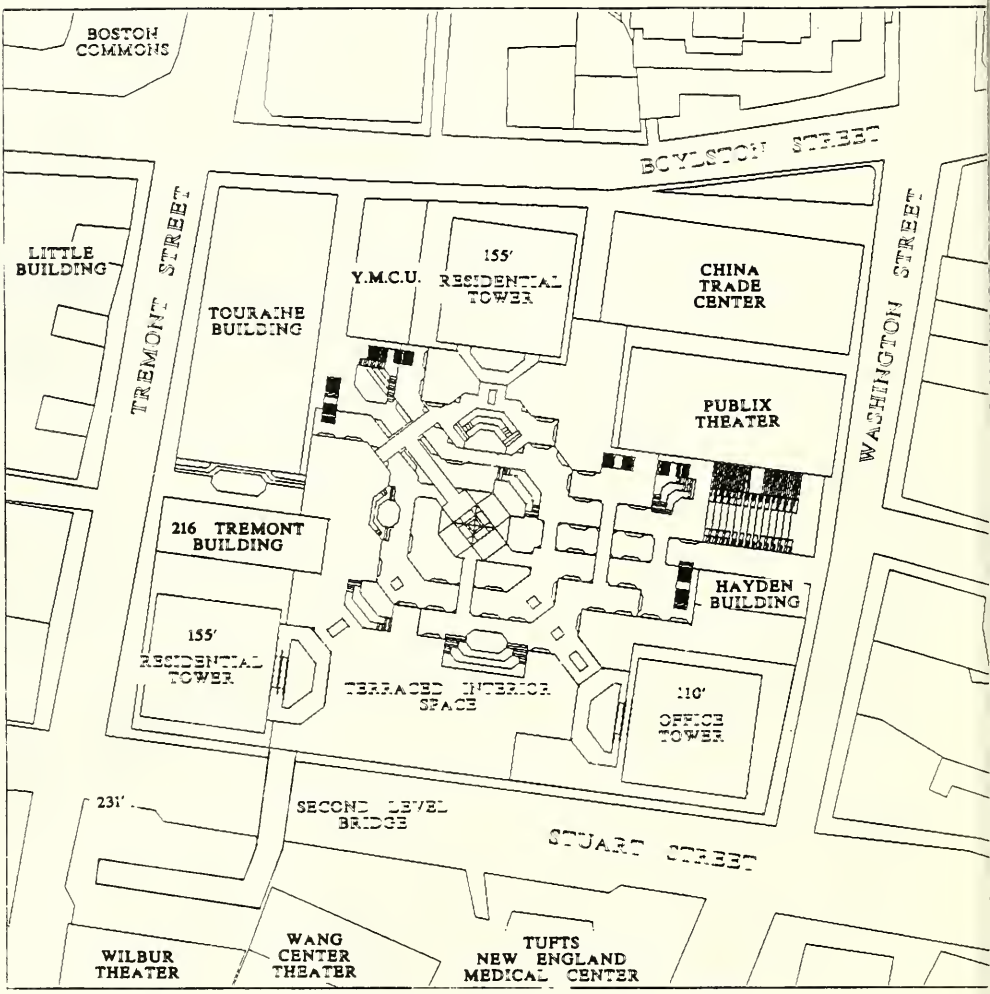


BIRD'S EYE VIEW SIENNA

FIGURE GROUND PLAN

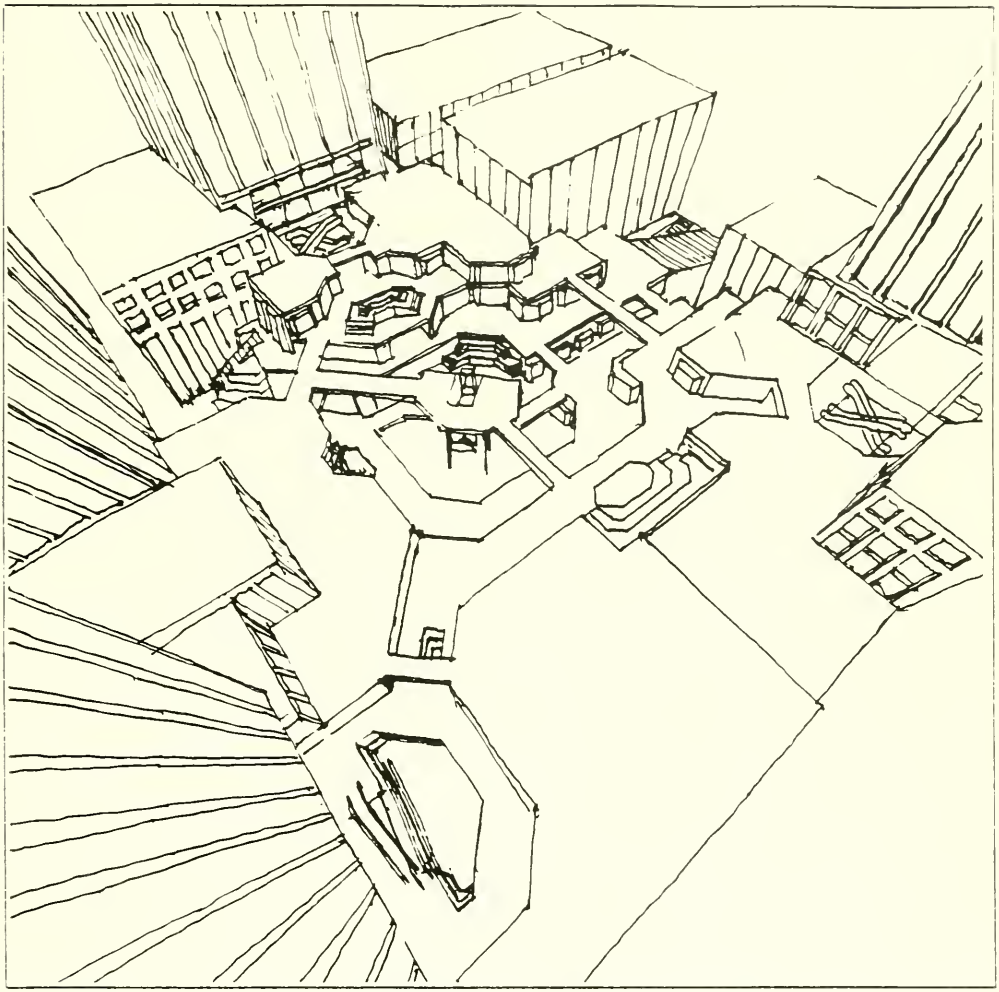
0 50 100 200

HINGE BLOCK SITE A



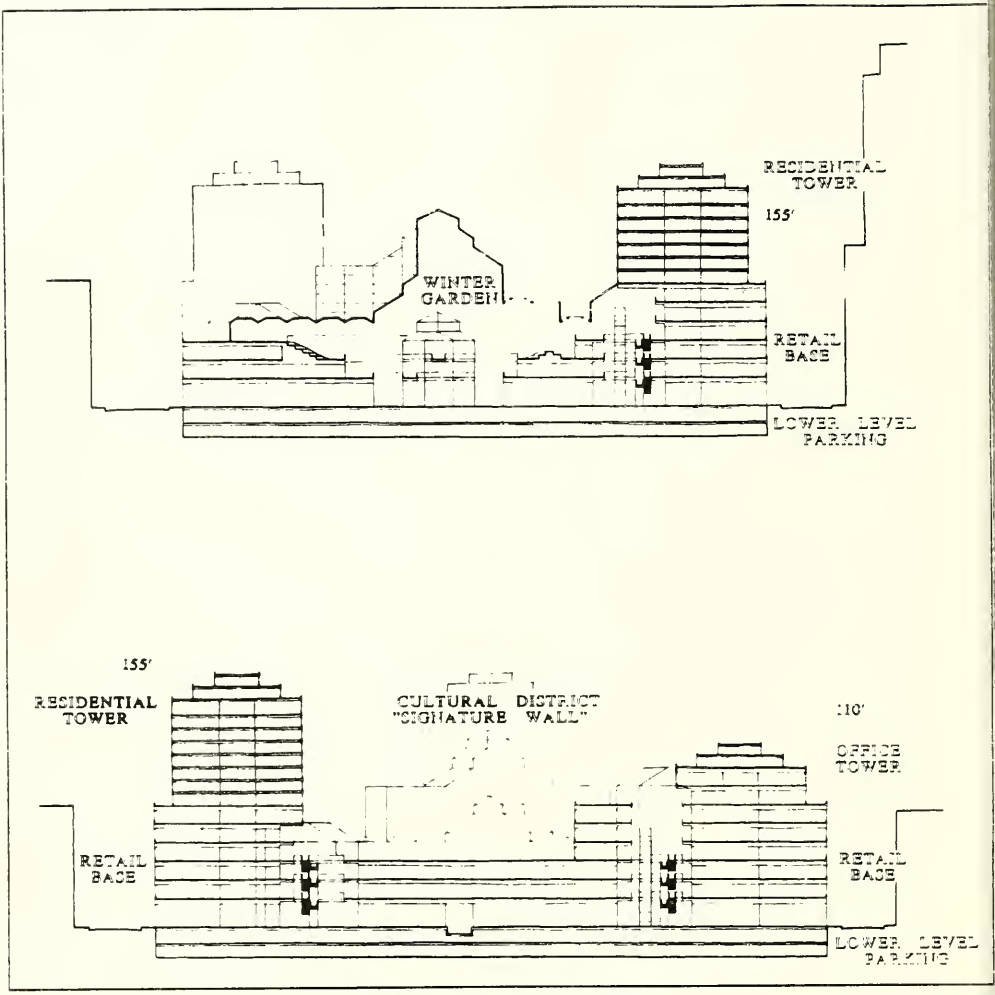
CONCEPTUAL PLAN

HINGE BLOCK SITE A



VIEW LOOKING INTO HINGE BLOCK

HINGE BLOCK SITE A

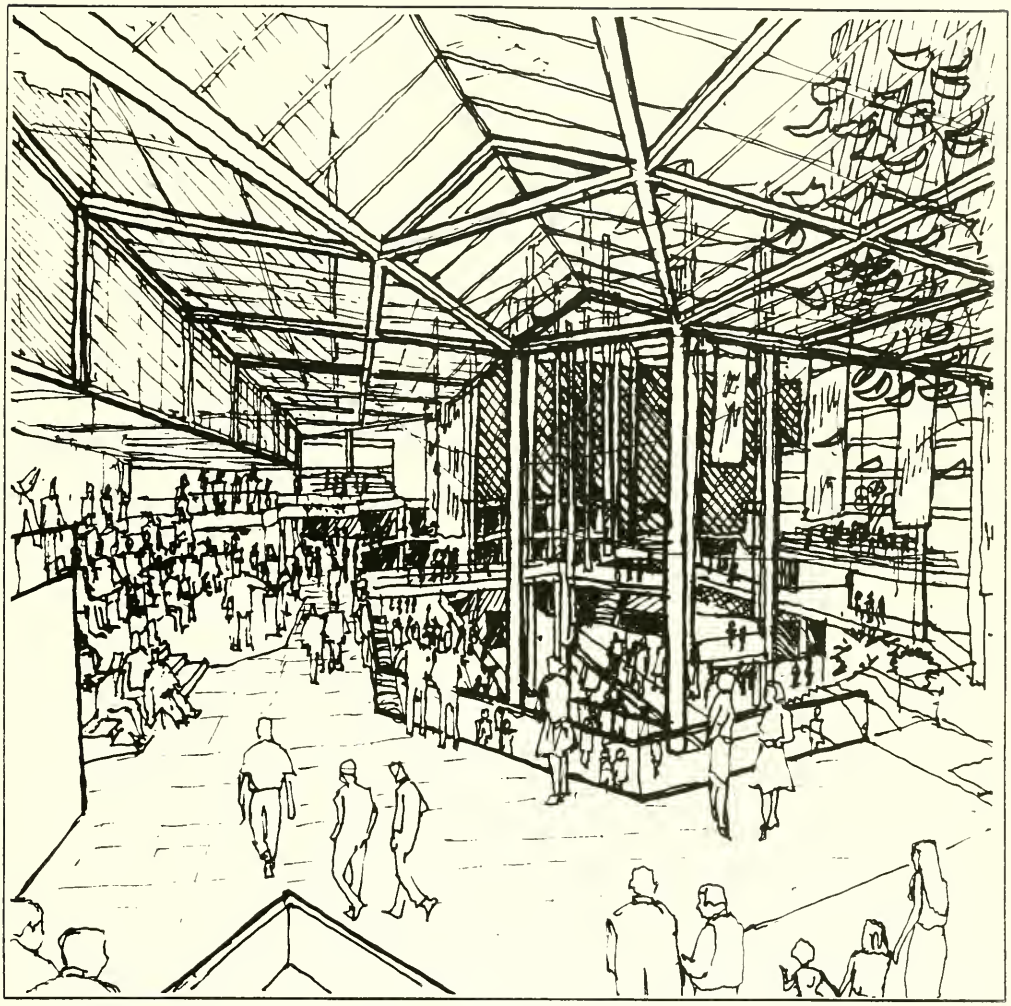


SECTION LOOKING WEST

SECTION LOOKING NORTH

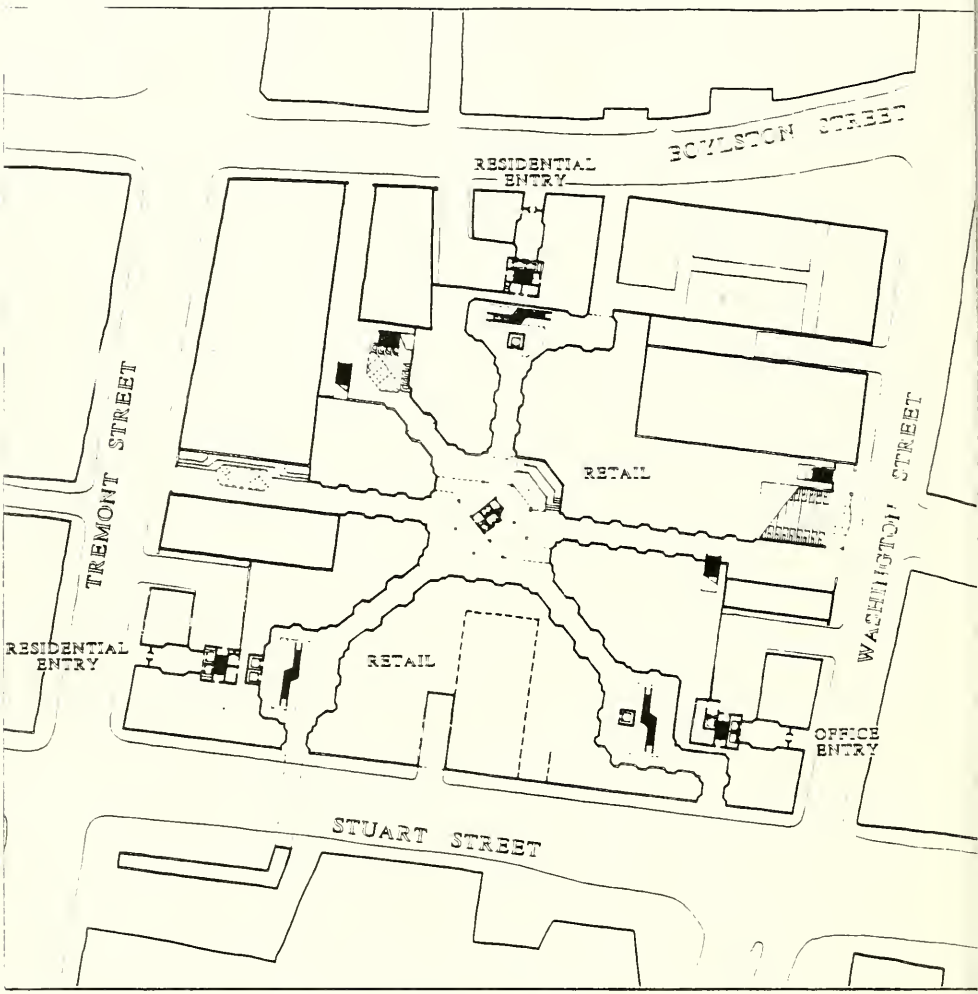
0 25 50 10

HINGE BLOCK SITE A



INTERIOR PERSPECTIVE

HINGE BLOCK SITE A



GROUND LEVEL PLAN

0 25 50

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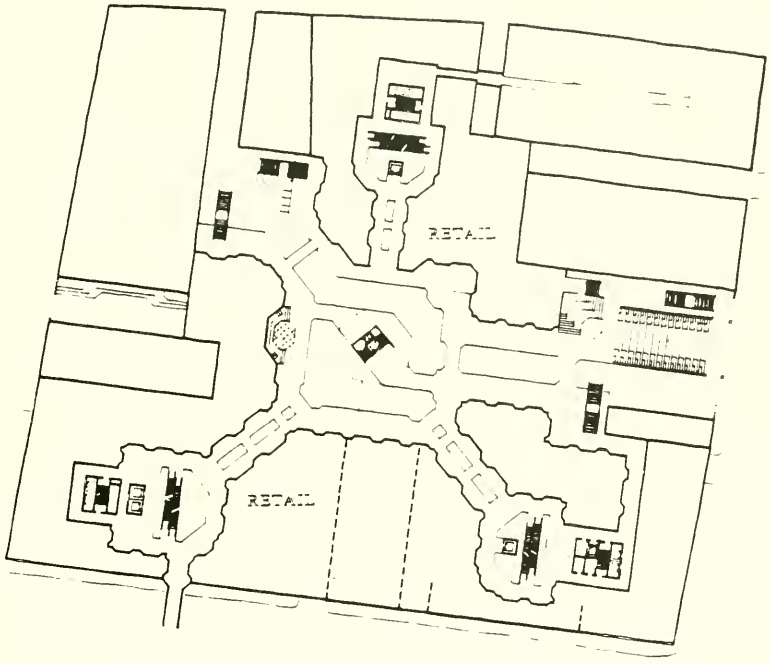

LEVEL TWO PLAN

0 25 50 100

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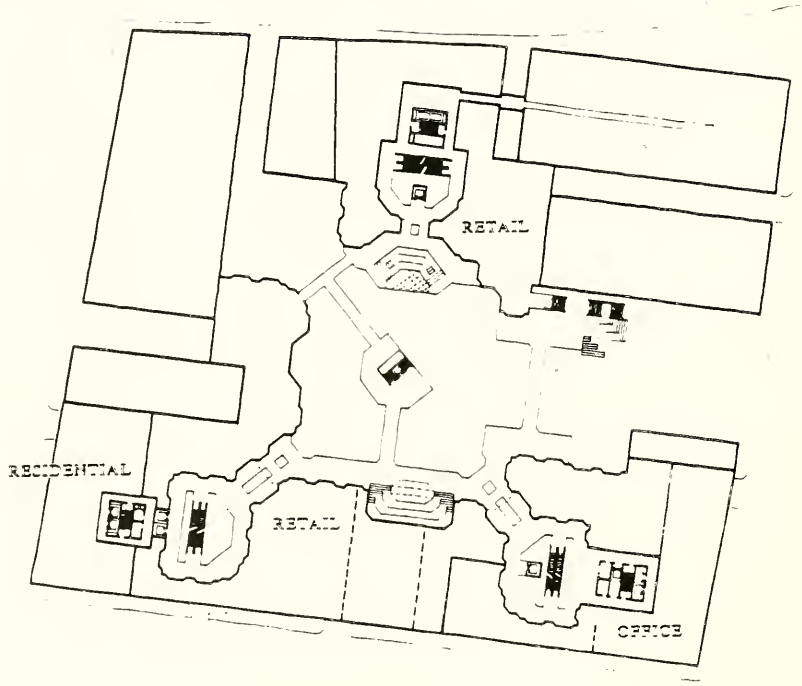
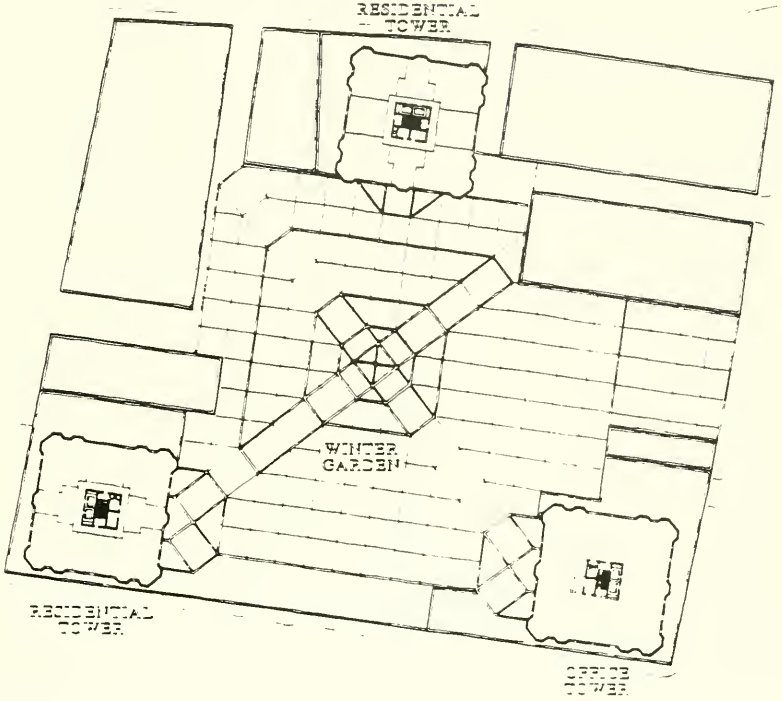


LEVEL THREE PLAN

0 25 50



ROOF PLAN

0 25 50 100

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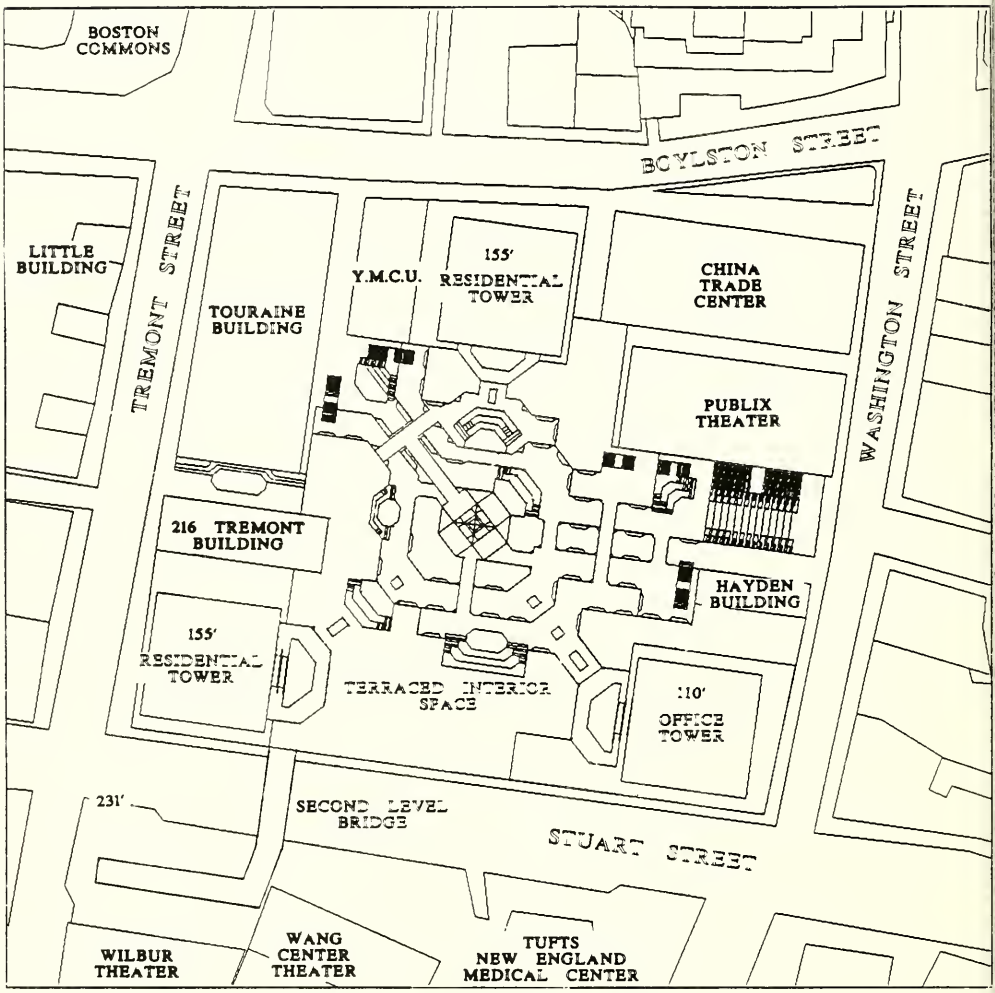
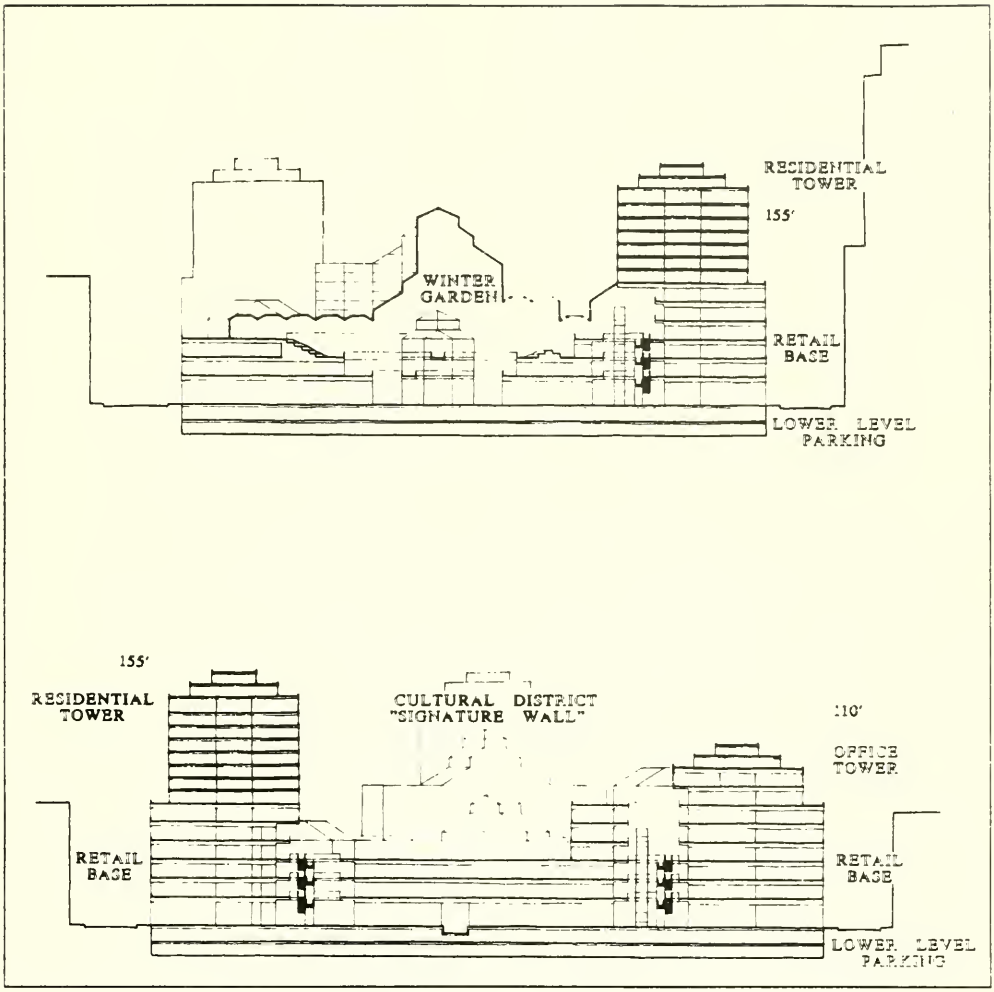


CONCEPTUAL PLAN

HINGE BLOCK SITE A



SECTION LOOKING WEST

SECTION LOOKING NORTH

0 25 50 100

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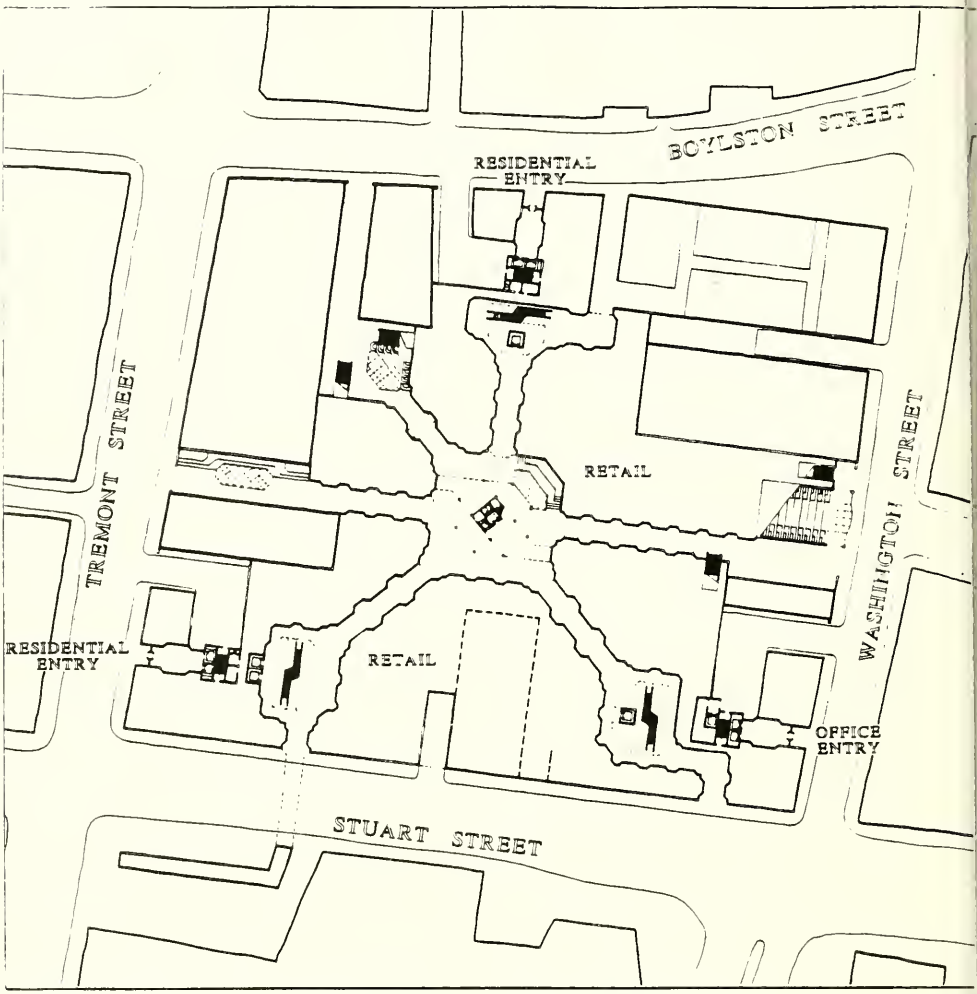

GROUND LEVEL PLAN

0 25 50

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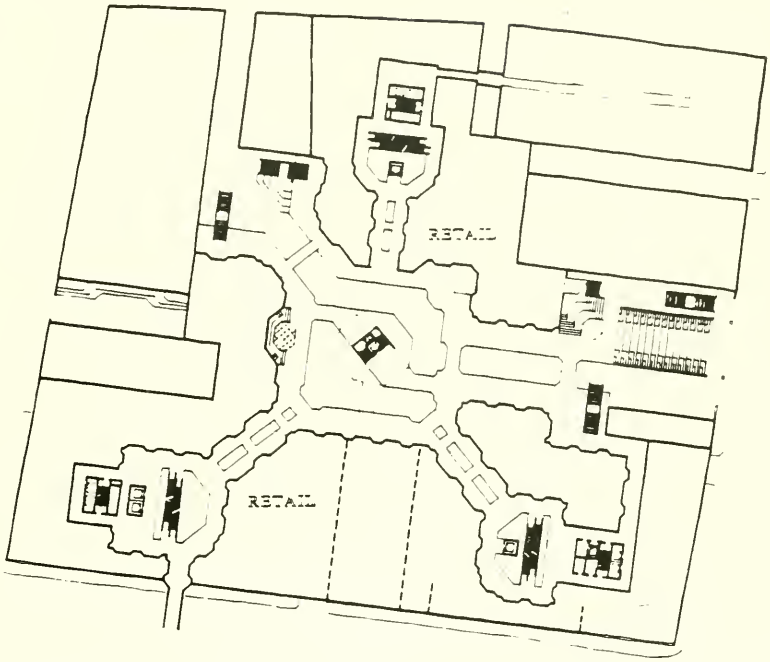
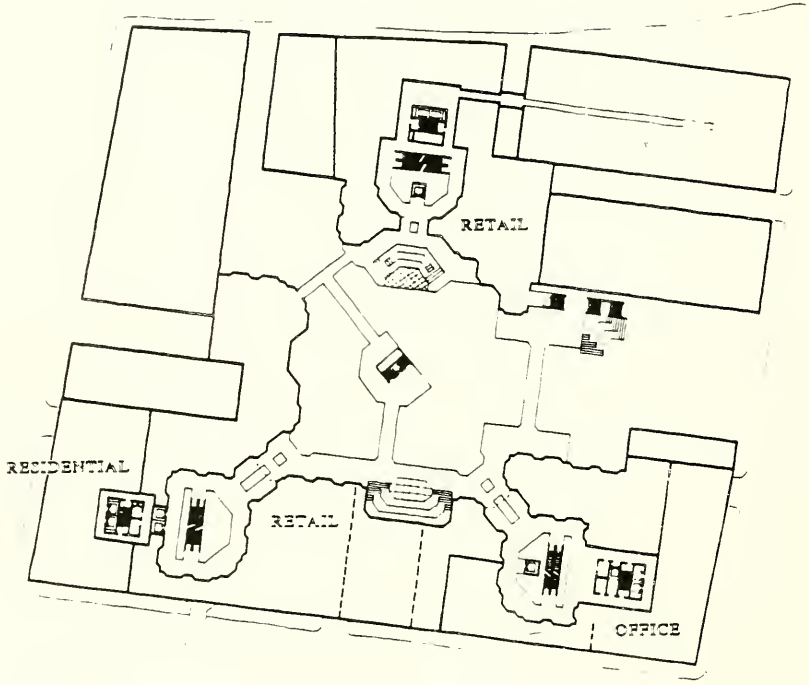


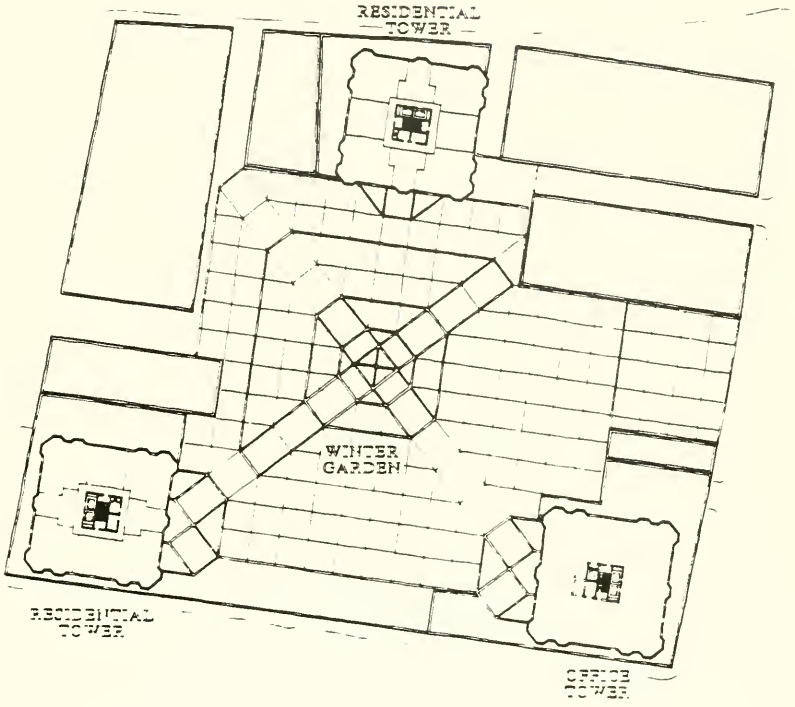
LEVEL TWO PLAN

0 25 50 100



LEVEL THREE PLAN

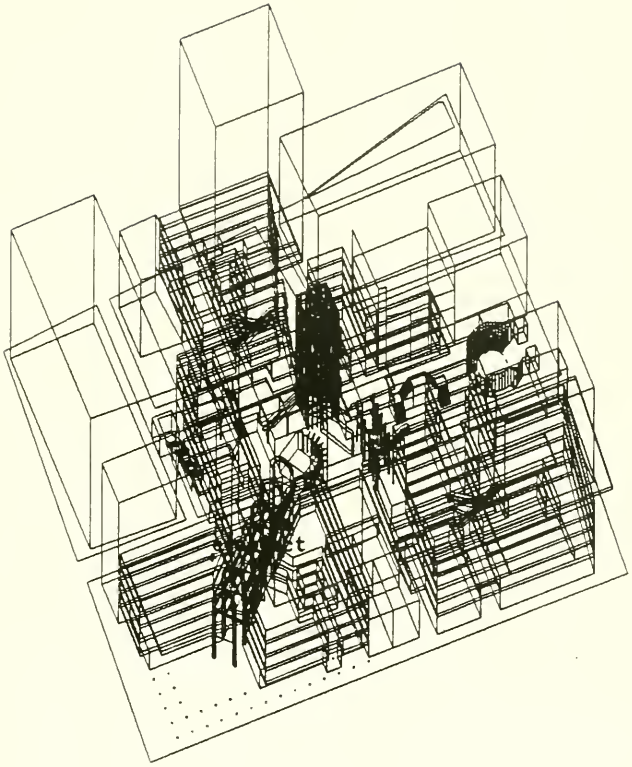
0 25 50



ROOF PLAN

0 25 50 100

HINGE BLOCK SITE A



Scheme B

Scheme B draws one into the Hinge Block at central points along the perimeter, (1) at the intersection of LaGrange Street and Washington Street as visual axis with Chinatown, (2) at the edge of the China Trade Center and opposite the Commonwealth Center Office development arcade, (3) from the newly created open space at Tremont and Stuart Streets and also, (4) off of Tremont, opposite the Saxon Theater. One of the site concepts is to create a series of overlapping spaces and arts/ performance areas of various heights, levels, and proportions that enhances one's movement through or into the Hinge Block. Each space is of a different character than the next as one could go from an impromptu performance area to a cafe, then outside to a bridge that leads to an art gallery or office space. Circulation thru these spaces serves to divide and accentuate each area with a combination of enclosed and open spaces further enhancing and reinforcing a spatial progression. Opening up the interior allows for small scale offices to have an address on the inside of the block and maintain activity in the block at night as well as using the small office buildings to define interior areas. A hot spot or hinge of the Hinge Block occurs with the extension of the various points of entry described above. A circulation tower acts as a focal point to mark this location.

The major thrust of the scheme is that as you enter one of the spaces in the Hinge Block, you can sense or perceive that something else (a performance or other activity) is going on in a space next to you or across from you 2 levels up. You can hear music or see a juggler or mime act through a series of catwalks, bridges, etc. A 200 seat theatre becomes a focus in the major space with art galleries, museums, commercial/retail, cafes, and impromptu performance spaces highlighting other areas.

Atriums, associated with the 3 towers that sit on the block become part of the Hinge Block's omni-directional sequence of spaces at all levels. Two residential towers, one next to Y.M.C.U. and one marking the new open space at Tremont and Stuart, create a layering of smaller building elements from the Common up to taller office and hotel uses along Washington Street. A small office building, maintaining an 85' setback and 150' tall,

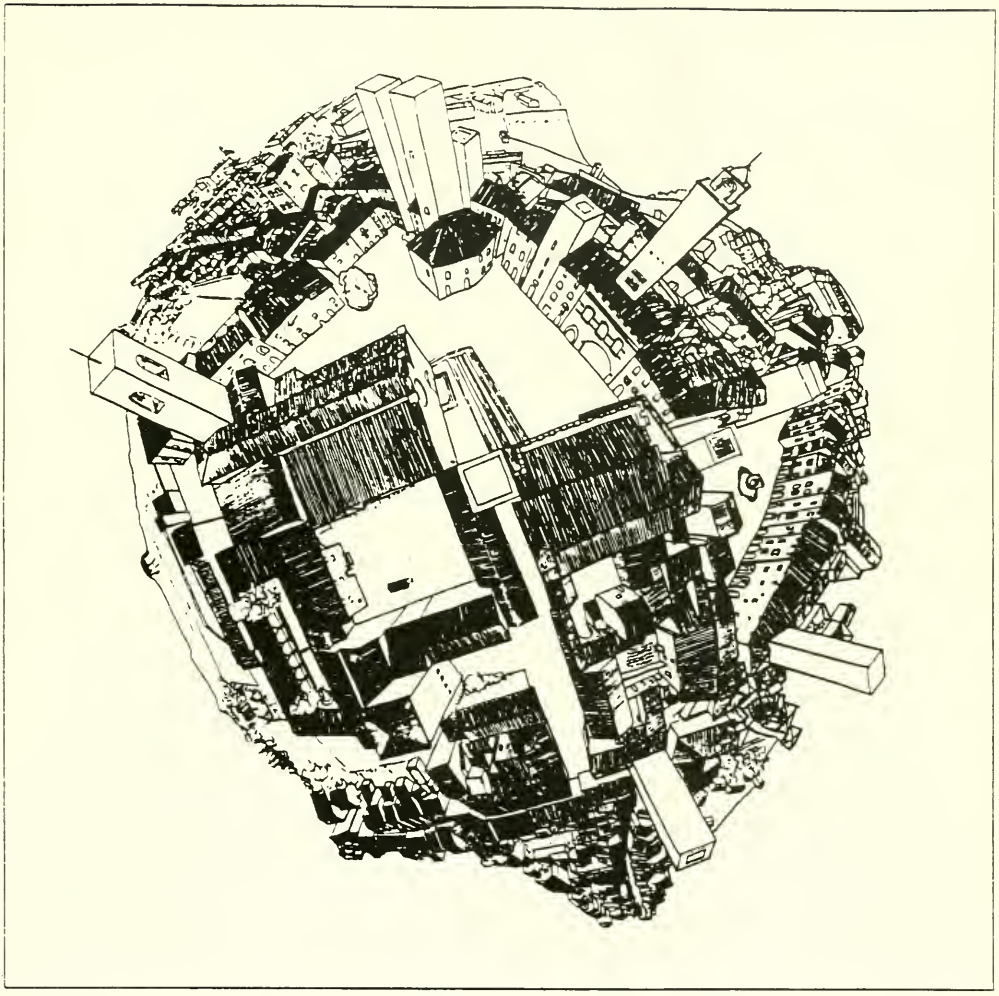
[redacted] at Washington and Kneeland Streets makes an urbanistically sensitive addition for the Tufts area. An extension of Jacob Wirths gives an established restaurant exposure to the interior of the block.

PRELIMINARY FLOOR AREAS
SCHEME B

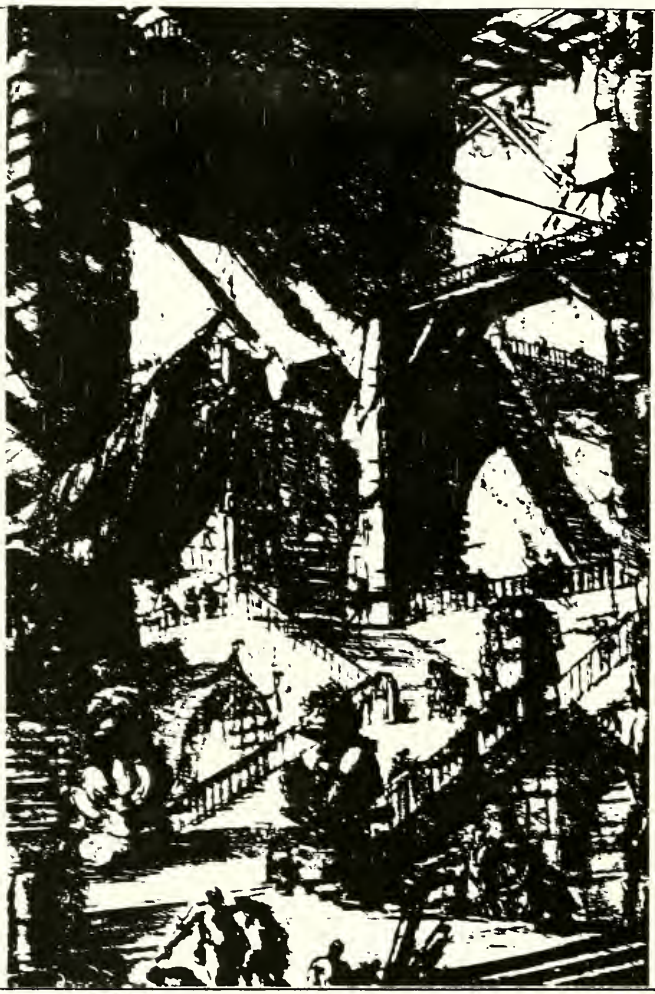
LEVEL	RETAIL	OFFICE	RESIDENTIAL
1	60,000		
2	45,675	10,750	
3	31,650	11,750	9,750
4	8,450	11,750	9,750
5		12,250	21,225
6		12,250	16,200
7		8,100	16,200
Towers		24,300	121,500
Total	145,775	91,150	194,625

* Areas are in square feet and are gross areas.

* Retail square footage includes following program elements:
satelite museums (2)
art gallery
200 seat cinema theater
impromptu performance spaces



BIRD'S EYE VIEW SAN GIMIGNANO

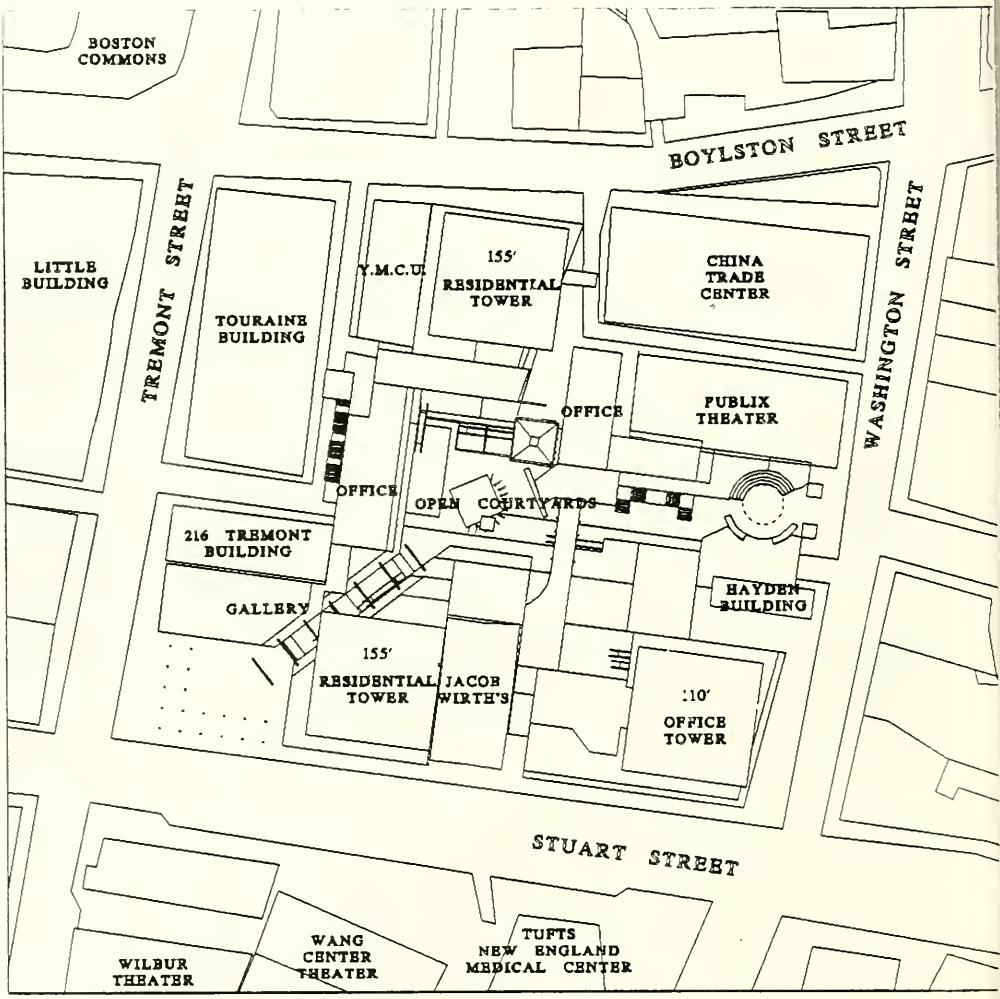


PIRANESI ETCHING

FIGURE GROUND PLAN

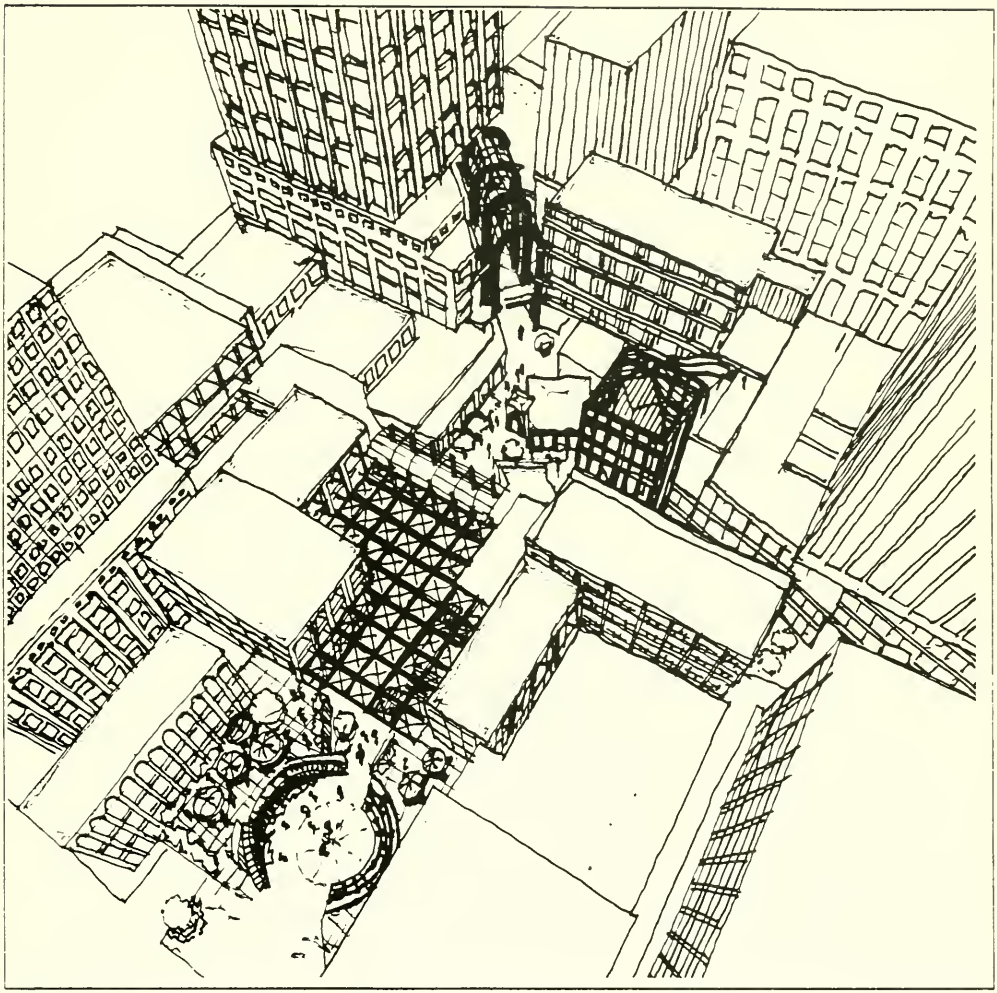
0 50 100 200

HINGE BLOCK SITE B



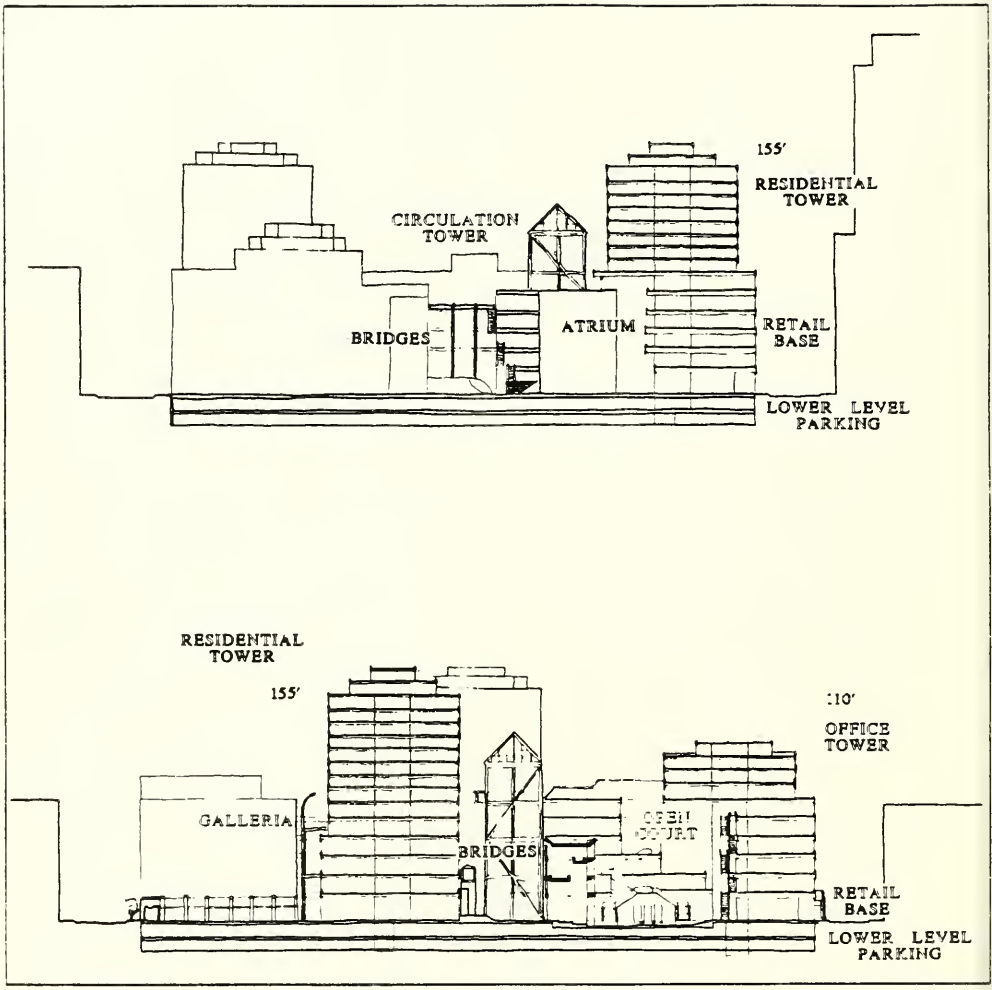
CONCEPTUAL PLAN

HINGE BLOCK SITE B



VIEW LOOKING INTO HINGE BLOCK

HINGE BLOCK SITE B

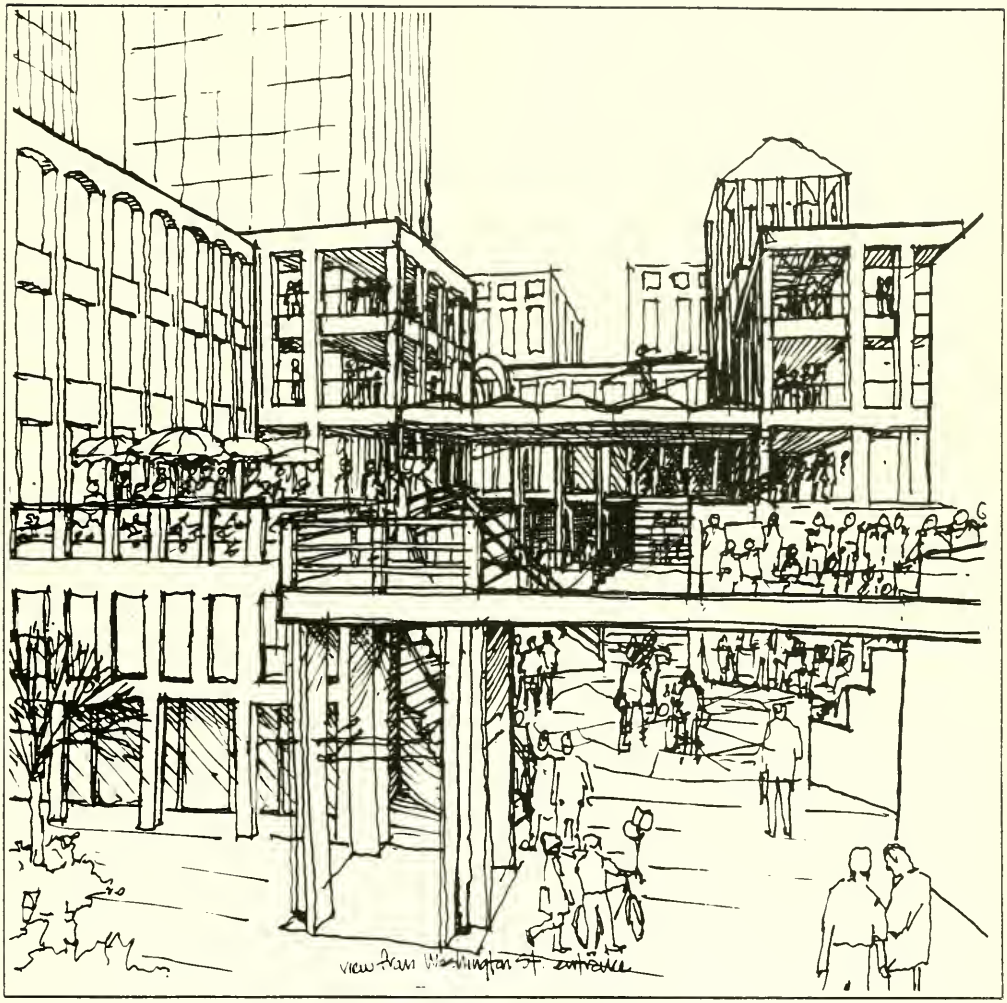


SECTION LOOKING WEST

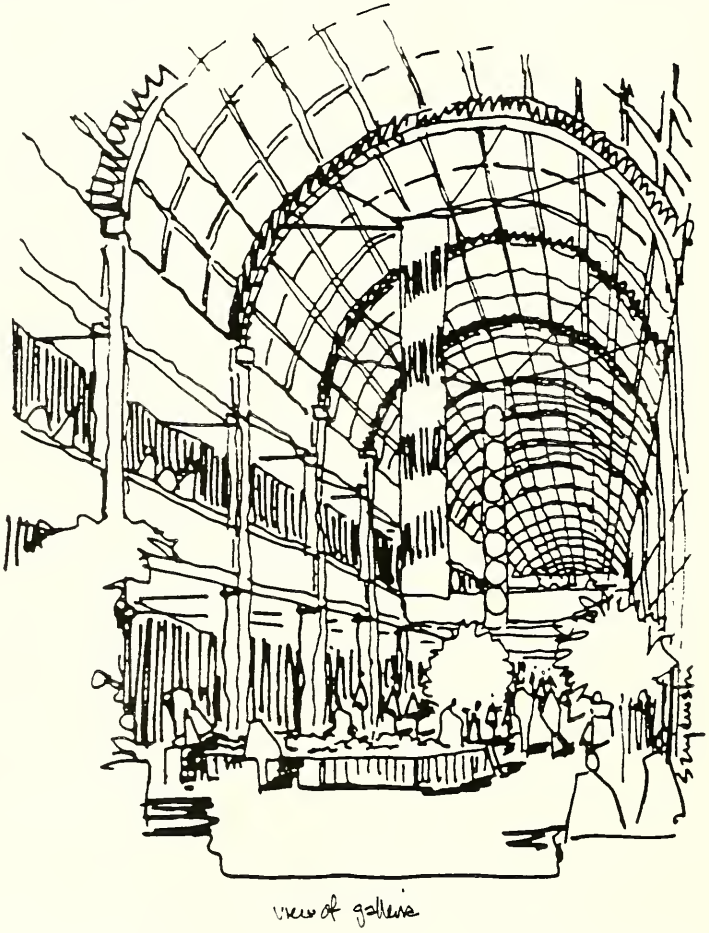
SECTION LOOKING NORTH

0 25 50 10

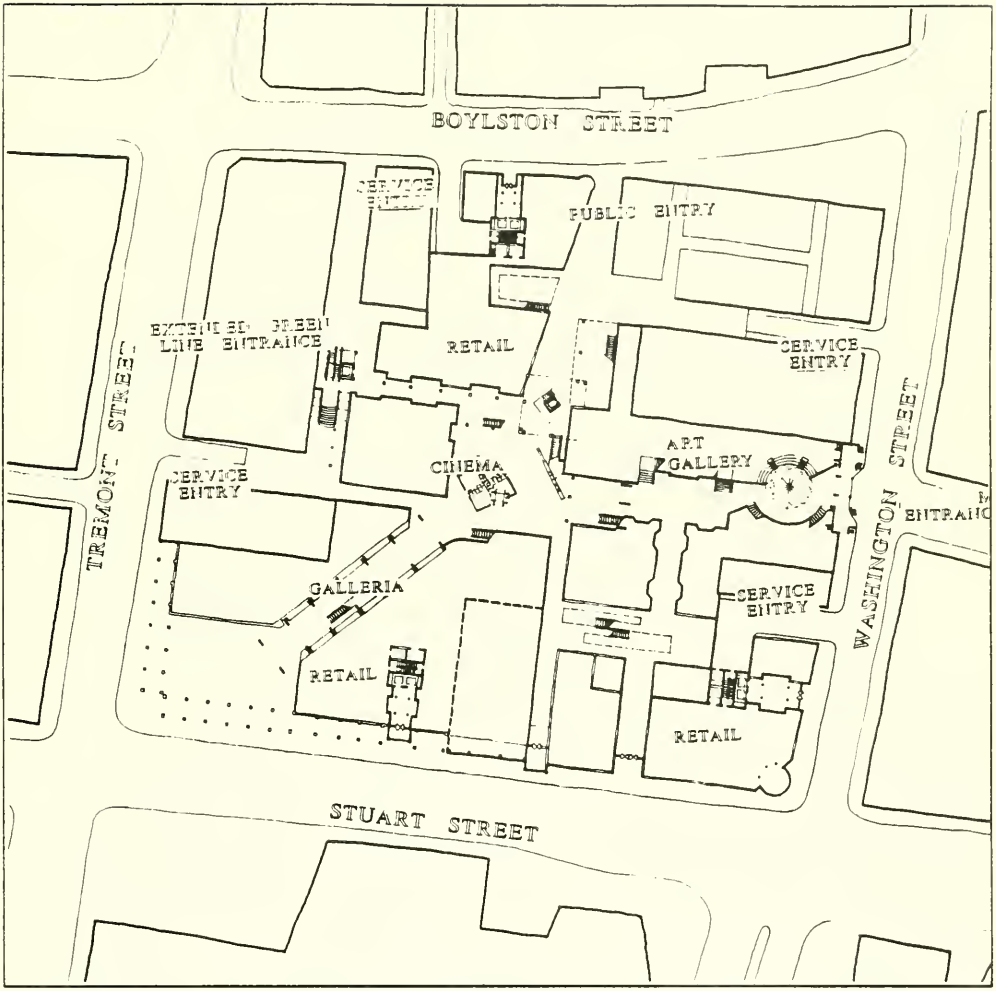
HINGE BLOCK SITE B



INTERIOR PERSPECTIVE



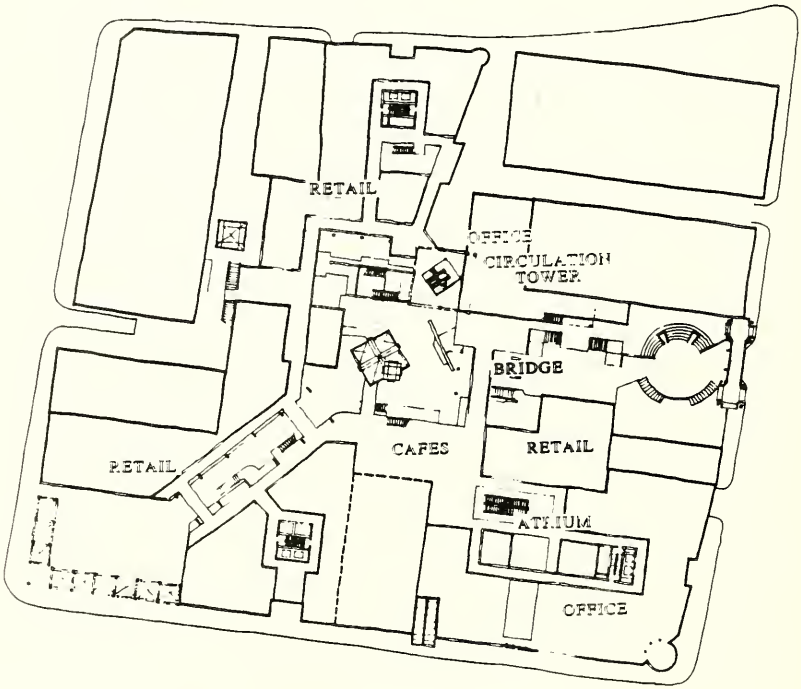
INTERIOR PERSPECTIVE



GROUND LEVEL PLAN

0 25 50 100

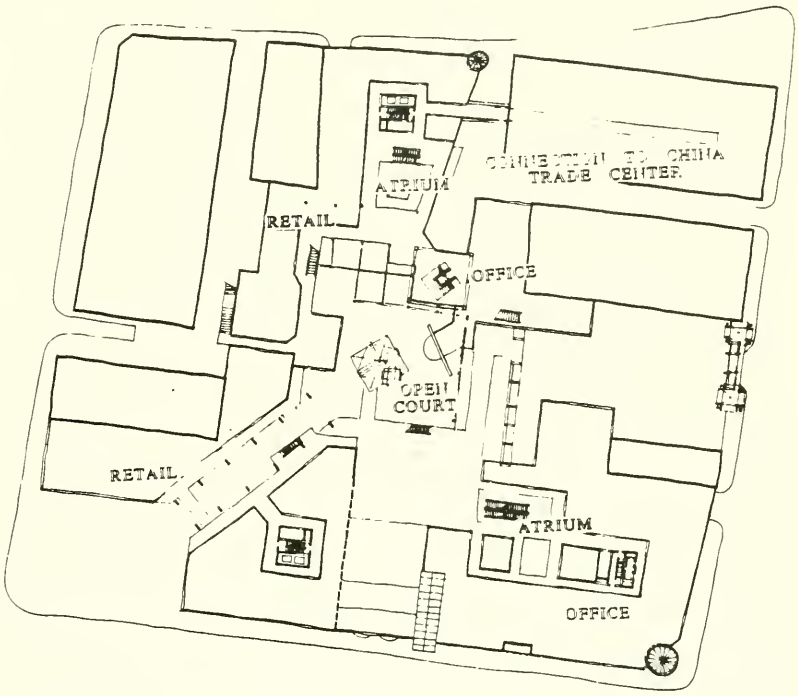
HINGE BLOCK SITE B



LEVEL TWO PLAN

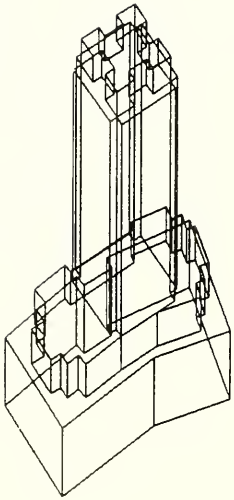
0 25 50

HINGE BLOCK SITE B



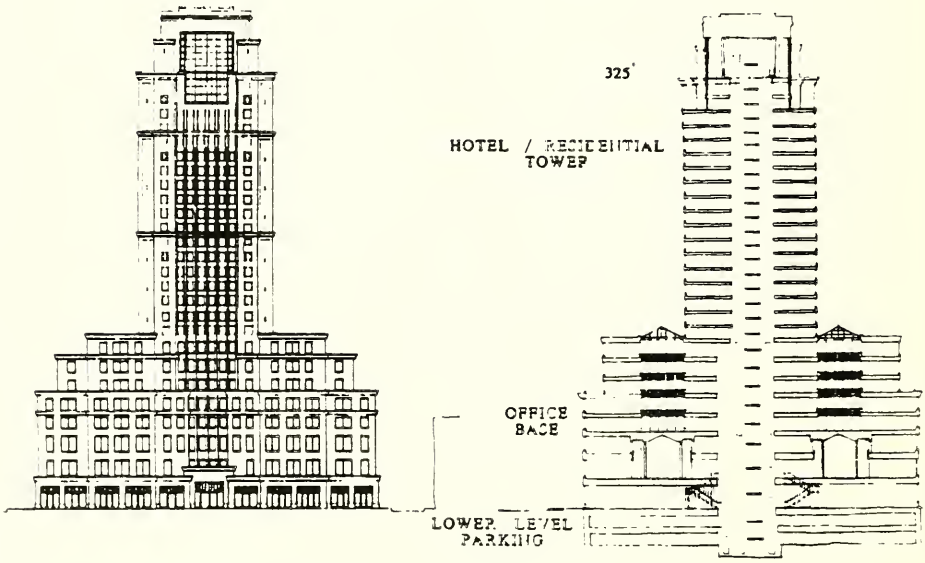
LEVEL THREE PLAN

0 25 50 100



Campanile Tower

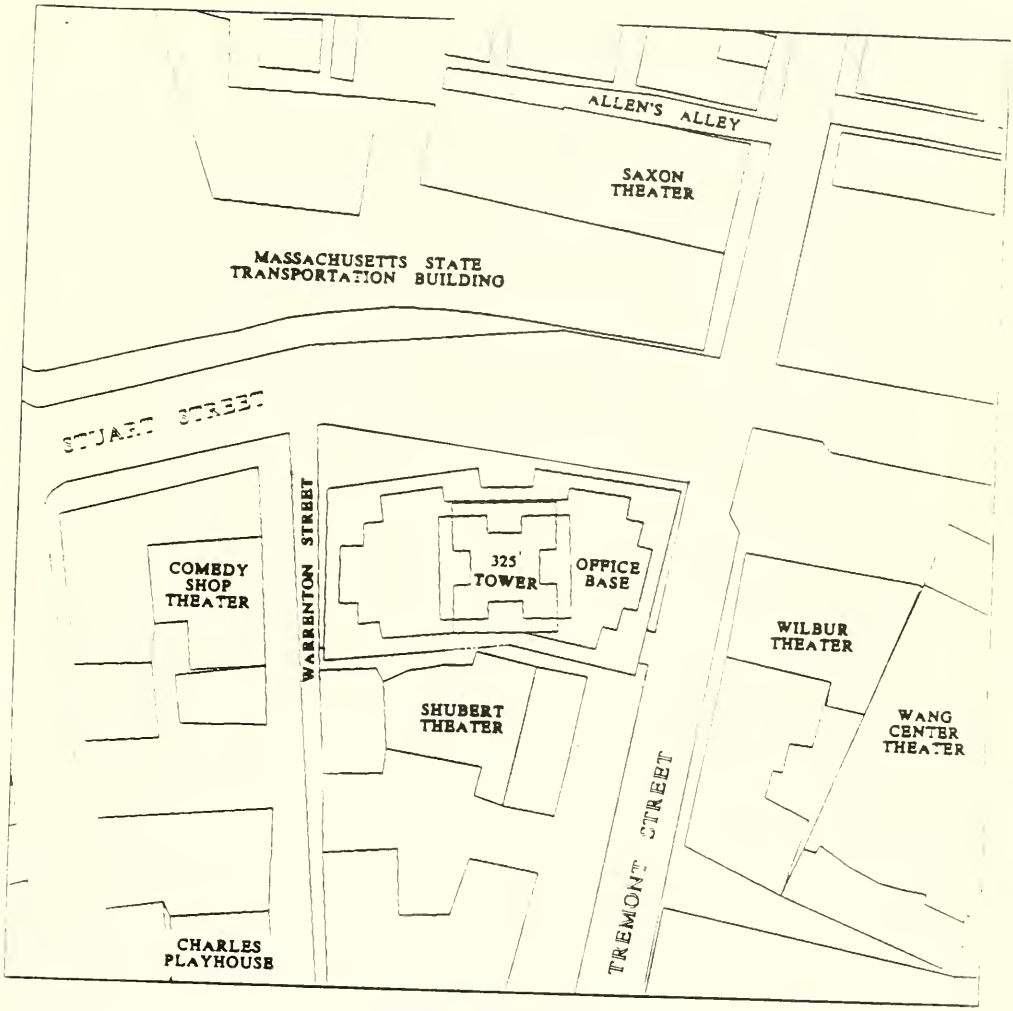
After reviewing the initial view and shadow studies, it was decided that the Sawyer Block was an ideal location for a tower element that would become the beacon (Campanile) for the district next to the historic and intended center of the district, the Hinge Block. At 325', the segmented tower added no new net shadow on the Public Garden at any time and added minimal shadows to the Hinge Block in the afternoons. In order to have a thin Campanile image in the tower, the floor plate had to be small, which suggested a residential or hotel program, both of which will work at this location. The base would contain 1 to 2, 200 seat theaters, office space, and commercial/retail to activate this corner into the night. The corner of the base is eroded to acknowledge the corner and the Hinge Block's open corner. The tower also becomes a focal point from Copley Square looking up Stuart Street.



NORTH ELEVATION

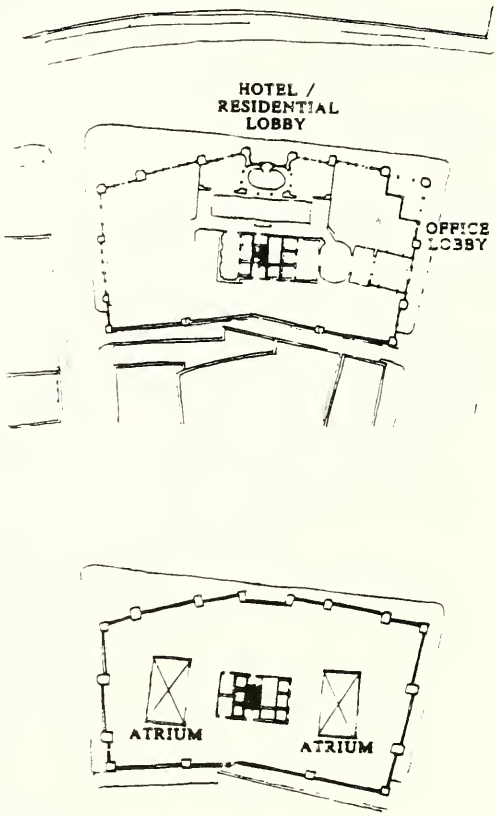
SECTION LOOKING SOUTH

CAMPANILE SITE



CONCEPTUAL PLAN

CAMPANILE SITE

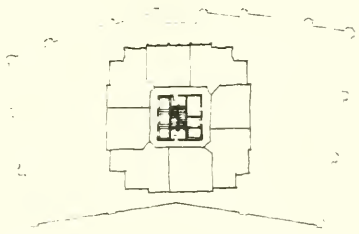


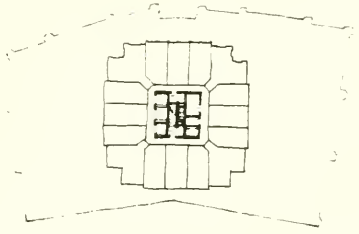
GROUND LEVEL PLAN

OFFICE LEVEL PLAN

0 25 50

CAMPANILE SITE





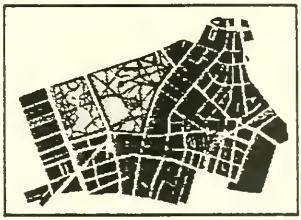
APARTMENT FLOOR PLAN

HOTEL FLOOR PLAN

0 25 50 100

CAMPANILE SITE

IV

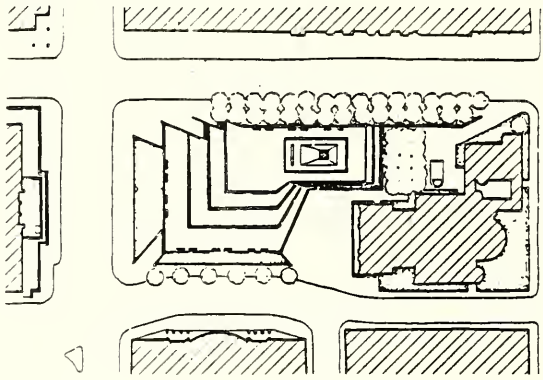


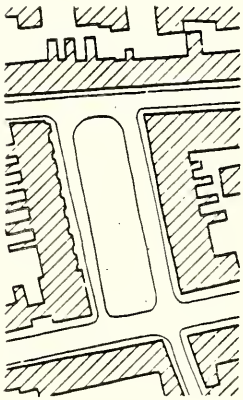
COMPARATIVE SCALE EXAMPLES

Comparative Scale Examples

As one tries to understand both Hinge Block alternatives one immediately begins to search the environs of the city for something recognizable or familiar in form or size to compare then with and also to place oneself in the city. You search your mind for a point of reference from which each scheme's spatial characteristics and location can be understood. This may be a place you've been to before such as Quincy Market or Louisburg Square or have seen in a magazine (Paris, Rome, etc.), but it is a space that had some special quality or endearment in the sense that it made critical linkages or connections between neighborhoods, between past and present, it had a civic/neighborhood focus, it was an integral part of the area that served it -- the space/place had some kind of identifiable image that gave you some kind of pleasure in being there.

In order to give a comparative sense of scale, space, and definition for each scheme, various historic and contemporary urban spaces have been chosen. Each precedent was sited due to its familiarity (imagery) at local, national, and international levels, due to their appropriateness in defining space and buildings, and due to their relative areas in the urban fabric. By placing each Hinge Block alternative over the given precedents an immediate sense of scale can be ascertained for better or worse, depending on one's own subjective sensibilities concerning urban open space. This is merely attempting to provide an objective base from which to aid in making those judgements.



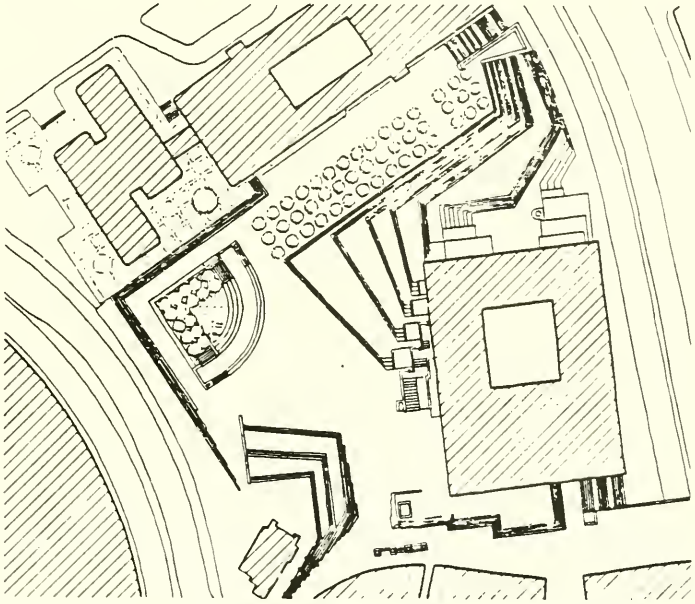


COPLEY SQUARE BOSTON

LOUISBURG SQUARE BOSTON

0 50 100 2

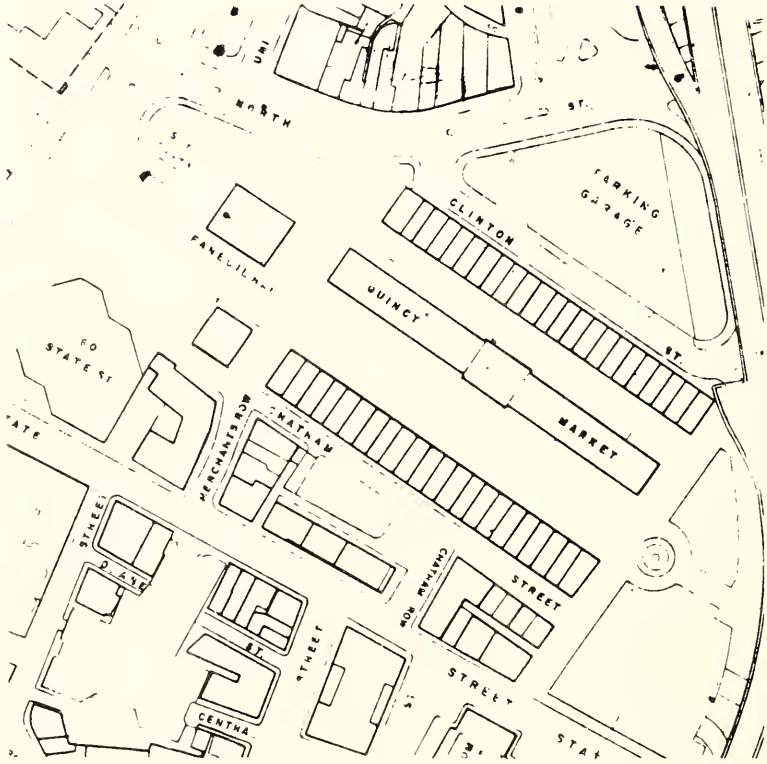
SCALE COMPARISON



CITY HALL BOSTON

0 50 100 200

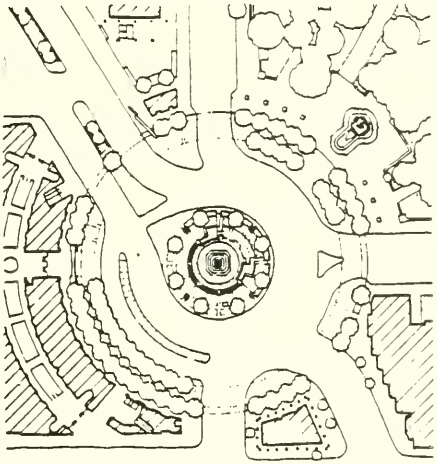
SCALE COMPARISON

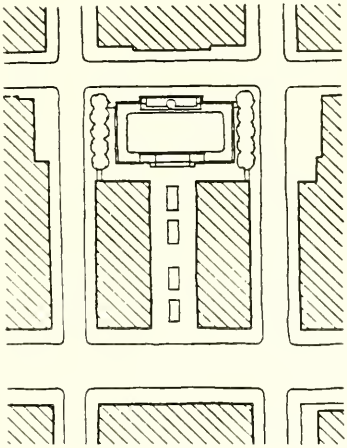


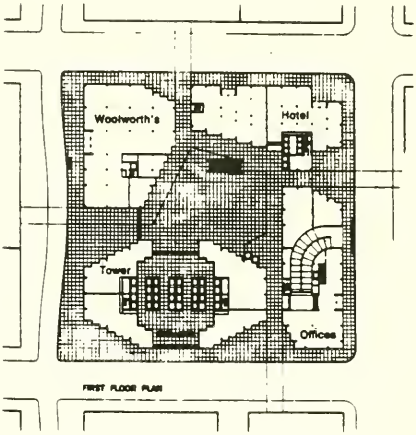
QUINCY MARKET BOSTON

0 50 100

SCALE COMPARISON







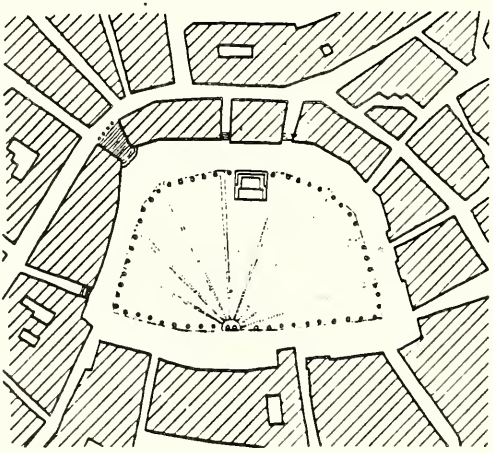
COLUMBUS CIRCLE NEW YORK

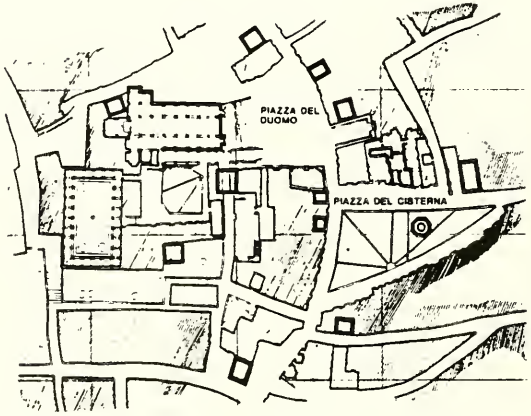
ROCKEFELLER CENTER NEW YORK

I.D.S. CENTER MINNEAPOLIS

0 50 100 200

SCALE COMPARISON



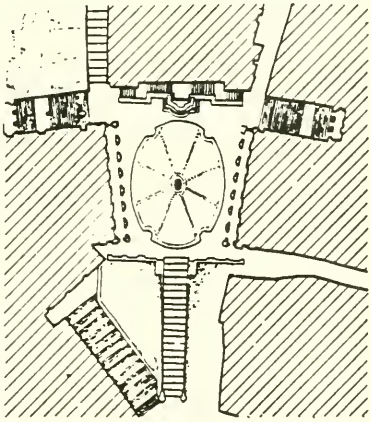


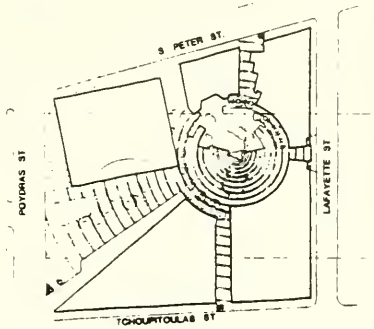
PIAZZA DEL CAMPO SIENNA

PIAZZA DEL DUOMO AND CISTERNA SAN GIMIGNIANO

0 50 100 20

SCALE COMPARISON





CAMPIDOGLIO ROME

PIAZZA D'ITALIA NEW ORLEANS

0 50 100 200

SCALE COMPARISON